

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, February 10, 1976, in the Council Chamber, commencing at 2:00 p.m.

PRESENT: Mayor Phillips
Aldermen Bird, Bowers, Boyce, Cowie,
Harcourt, Kennedy, Marzari,
Rankin, Sweeney and Volrich

CLERK TO THE COUNCIL: D.H. Little.

PRAYER.

The proceedings in the Council Chamber were opened with prayer.

CONDOLENCE.

MOVED by Ald. Bird
SECONDED by Ald. Cowie
THAT the Council express its condolence to the family of the late Mr. H. R. MacMillan, a Freeman of the City.

- CARRIED UNANIMOUSLY

ACKNOWLEDGMENT

The Mayor acknowledged the presence in the Council Chamber of students from the Employment Orientation for Women Class at Vancouver Community College, under the direction of their instructor, Betsy McDonald.

'IN CAMERA' MEETING

The Council was advised that there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Sweeney
SECONDED by Ald. Bird
THAT the Minutes of the Regular Council Meeting of February 3, 1976, with the exception of the 'In Camera' portion, be adopted.

- CARRIED UNANIMOUSLY

OPENING CEREMONY - NEW VANTERM TERMINAL

The Mayor reminded Council of the formal opening of the new Vanterm Terminal today at 4.00 p.m. Aldermen Bird, Kennedy and Sweeney expressed their wish to attend.

COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt

SECONDED by Ald. Sweeney

THAT this Council resolve itself into Committee of the Whole,
Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS

Council agreed to defer consideration of the following items
of Unfinished Business, pending the hearing of delegations later
this day.

1. Report of Special Committee of Council to Study
Fire Safety in Highrise Buildings.
2. Change of Management - Oppenheimer Lodge.
3. Imperial Oil Gas Station at 1407 East 41st Avenue -
Request to Convert to Self-Serve.
4. Brock House Society - Request for Interim Operating Funds.
5. Truck Transportation in Vancouver.

COMMUNICATIONS OR PETITIONS

1. Removal of Billboards and
Roof Signs.

Under date of January 23, 1976, the Carpenters Shopmen, Local
Union 1928, submitted the following letter:

" With reference to the removal of billboard and roof
signs we would request that, in view of the present
economic situation and heavy unemployment, before reaching
a decision the Council will give consideration to the
number of jobs placed in jeopardy.

Therefore Local 1928 on behalf of our members working
in the related industry, appeal to the Council to make
employment and job security a prime consideration in reaching
a decision on this matter.

Thanking you in anticipation of your co-operation."

MOVED by Ald. Sweeney

THAT the foregoing letter be received for information.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)

2. Co-sponsorship and Grant
Request - Concept Symposium
Summer 1976.

Council noted a letter dated February 3, 1976, from the Sculpture Symposium Society of B.C., advising that it is presently organizing a Concept Symposium to be called Urbanart, which will be held at the end of Summer, 1976. The main object of Urbanart is to show how artists could contribute to develop an alternative urban environment. Proposals will be displayed during a two-week festival.

The Society is requesting that the City co-sponsor Urbanart and, in this regard, a letter addressed to the Chairman of the Finance Committee was also noted, asking the City to consider a grant of \$5,000.

MOVED by Ald. Volrich

THAT the request of the Sculpture Symposium Society of British Columbia be referred to the Finance Committee for consideration and report, after obtaining budget details from the Society and comments from the Director of Social Planning.

- CARRIED UNANIMOUSLY

3. Resignation of Mr. Waddell
from Family Court Committee

Under date of February 5, 1976, Mr. Ian G. Waddell submitted his resignation from the Family Court Committee because of other commitments. Mr. Waddell was appointed by Council on February 3, 1976.

MOVED by Ald. Bowers

THAT Mr. Waddell's resignation be accepted with regret.

- CARRIED UNANIMOUSLY

4. Resignation of Mrs Rebecca Watson
from Board of Variance.

Mrs.Rebecca Watson, in a letter dated February 5, 1976, submitted her resignation from the Board of Variance for health reasons.

MOVED by Ald. Bird

THAT Mrs. Watson's resignation be accepted with regret, and the Mayor forward a letter of appreciation on behalf of Council.

FURTHER THAT the matter of filling the vacancy be referred to the City Clerk to bring forward at the appropriate time for Council's consideration.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)

5. Variety Clubs International -
1976 Telethon - Grant Request.

In a letter dated January 29, 1976, the Variety Clubs International submitted a request for a grant to cover the following costs with respect to its 1976 Telethon, to be held February 21 and 22, 1976.

Theatre rental	\$ 3,500.00
Police protection and security.	\$ <u>5,770.00</u>
	\$ <u>9,270.00</u>

The City Clerk advised of grants equal to the rental of the Queen Elizabeth Theatre only, provided in previous years.

MOVED by Ald. Rankin

THAT a grant of \$3,500 be approved to the Variety Clubs International, equal to the rental of the Queen Elizabeth Theatre for its annual Telethon to aid Handicapped Children.

- CARRIED UNANIMOUSLY
AND BY THE REQUIRED
MAJORITY.

CITY MANAGER'S AND OTHER REPORTS

A. MANAGER'S GENERAL REPORT
FEBRUARY 6, 1976.

Works and Utility Matters
(February 6, 1976)

The Council considered this report which contains two clauses, identified as follows:

Cl. 1. Closure of portion of the South side of 6th Avenue between Alder and Spruce Streets - adjacent to Lot 3, except South 10 feet and North 7 feet, Block 294, D.L. 526, Plan 590.

Cl. 2. Local Improvements "By Petitions" and on "Special Grounds".

The Council took action as follows:

Clauses 1 and 2.

MOVED by Ald. Volrich

THAT the recommendations of the City Manager, as contained in Clauses 1 and 2 of this report, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Building and Planning Matters
(February 6, 1976)

The Council considered this report which contains seven clauses, identified as follows:

- Cl. 1. Premises at 4584 West 1st Avenue.
- Cl. 2. Cedar Cottage N.I.P. Appropriation: Tree Planting on Victoria/Commercial Diversion.
- Cl. 3. Consultant's Fees and Finalized Work Program for the Downtown East Side.
- Cl. 4. South Side of 2400 Block West 3rd Avenue and South Side of 2400 & 2500 Blocks West 4th Avenue - Rezoning Applications.
- Cl. 5. Amendment to CD-1 By-law - 3282-3298 East 1st Avenue (S.E. Corner East 1st Avenue and Rupert Street)
- Cl. 6. N.I.P. Kitsilano Appropriation of Funds - Kitsilano Information Centre.
- Cl. 7. Neighbourhood Improvement Program - Kitsilano Appropriation: Child Care Services.

The Council took action as follows:

Premises at 4584 West 1st Avenue
(Clause 1)

MOVED by Ald. Bowers

THAT this clause be received and the Director of Planning be requested to discuss the matter with the Director of Legal Services and report as to whether re-zoning of the property, or any other solution can be recommended which could resolve the situation.

- CARRIED UNANIMOUSLY

Cedar Cottage N.I.P. Appropriation -
Tree Planting on Victoria/Commercial Diversion.
(Clause 2)

MOVED by Ald. Bird

THAT the recommendation of the City Manager, as contained in this Clause, be approved.

- CARRIED UNANIMOUSLY

Consultant's Fees and Finalized Work
Program for Downtown Eastside
(Clause 3)

MOVED by Ald. Harcourt.

THAT the recommendation of the City Manager, as contained in this Clause, be approved.

- CARRIED UNANIMOUSLY

Clauses 4 and 5.

MOVED by Ald. Bird

THAT the recommendations of the City Manager, as contained in clauses 4 and 5, be approved.

- CARRIED UNANIMOUSLY

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CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Building and Planning Matters
(February 6, 1976.) (Cont'd)

N.I.P. Kitsilano Appropriation of Funds -
Kitsilano Information Centre. (Clause 6)

MOVED by Ald. Bowers

THAT this clause be deferred until the future of the Community Resource Boards has been determined.

- CARRIED UNANIMOUSLY

Neighbourhood Improvement Program -
Kitsilano Appropriation: Child Care
Services (Clause 7)

MOVED by Ald. Harcourt

THAT the recommendation of the City Manager, as contained in this Clause, be approved.

- CARRIED UNANIMOUSLY

Fire and Traffic Matters
(February 6, 1976)

Replacement of Fire Apparatus -
Tender No. 39-75-4. (Clause 1)

MOVED by Ald. Bird

THAT the recommendation of the City Manager, as contained in this report, be approved.

- CARRIED UNANIMOUSLY

Finance Matters
(February 6, 1976)

The Council considered this report which contains three clauses identified as follows:

- Cl. 1. Renewal of Fiscal Agency for City Debenture Issues.
- Cl. 2. Judgment Against Constable Stanley R. Bush in Civil Action.
- Cl. 3. Increase in Water Rates Revenue.

The Council took action as follows:

Renewal of Fiscal Agency for
City Debenture Issues
(Clause 1)

MOVED by Ald. Volrich

THAT the recommendation of the City Manager, as contained in this Clause, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Finance Matters
(February 6, 1976) (Cont'd)

Judgment Against Constable Stanley
R. Bush in Civil Action.
(Clause 2)

MOVED by Ald. Bowers

THAT the request of the Vancouver Police Board, as contained in its letter of January 21, 1976, with respect to the indemnification of Constable Stanley R. Bush, be approved.

- CARRIED UNANIMOUSLY

Increase in Water Rates Revenue
(Clause 3)

MOVED by Ald. Bowers

THAT the recommendation of the City Manager, as contained in this Clause, be approved.

- CARRIED UNANIMOUSLY

Personnel Matters
(February 6, 1976)

The Council considered this report which contains two clauses, identified as follows:

- Cl. 1. Approval in Advance of 1976 Budget - Managerial and Supervisory Course Attendance - 48 Employees, All Departments.
- Cl. 2. Leave of Absence - Mrs A.I. Derby - Plan Checking Assistant I.

The Council took action as follows.

Clauses 1 and 2.

MOVED by Ald. Bowers

THAT the recommendations of the City Manager, as contained in Clauses 1 and 2 of this report, be approved.

- CARRIED UNANIMOUSLY

Property Matters
(February 6, 1976)

The Council considered this report, which contains six clauses, identified as follows:

- Cl. 1. Extension of time to Complete Development, Maq Holdings Ltd., 879 East Hastings St.
- Cl. 2. Lease of 250 Terminal Avenue.
- Cl. 3. Extension of Option - Anavets Senior Citizens Housing - 900 Block East 8th Avenue.

Cont'd....

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Property Matters
(February 6, 1976) (Cont'd)

- Cl. 4. Assignment of Lease-City-owned Lot 4, Block 52, D.L. 37, situated: S/S of 3300 Block Kingsway, West of Tyne Street.
- Cl. 5. McLaren Electric Building, 2151 Burrard Street, Lease of portion (21600 square feet) of Second Floor.
- Cl. 6. 39 Lots in the Strathcona Area - Option to Repurchase.

The Council took action as follows:

Extension of time to Complete Development
Maq Holdings Ltd., 879 East Hastings St.
(Clause 1)

MOVED by Ald. Rankin

THAT the City proceed in accordance with its resolution of December 16, 1975.

- (carried)

(Ald. Cowie, Harcourt, Kennedy and Volrich opposed)

MOVED by Ald. Cowie

THAT this matter be deferred until the next meeting of Council at which time the developers be asked to appear before Council and show cause that they will commence development within two months.

- LOST

(Ald. Bird, Bowers, Kennedy, Rankin, Sweeney and Volrich opposed)

The motion to defer having lost, the motion by Alderman Rankin was put and CARRIED

Clauses 2 and 3.

MOVED by Ald. Rankin

THAT the recommendations of the City Manager, as contained in clauses 2 and 3, be approved.

- CARRIED UNANIMOUSLY

Clauses 4 - 6 inclusive

MOVED by Ald. Volrich

THAT the recommendations of the City Manager, as contained in clauses 4, 5 and 6, be approved.

- CARRIED UNANIMOUSLY

B. Lot 1, Block 2, N/W $\frac{1}{4}$ Section 24, T.H.S.L. Plan 15707. Situated: S/E Corner of Venables & Renfrew Streets. Residences for Senior Citizens.

MOVED by Ald. Volrich

THAT the recommendation of the City Manager, as contained in this report, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

I. Report of Standing Committee
on Housing and Environment
(January 29, 1976)

Housing for the Handicapped
(Clause 1)

MOVED by Ald. Harcourt

THAT the recommendation of the Committee, as contained in
this Clause, be approved.

- CARRIED UNANIMOUSLY

II. Report of Standing Committee
on Housing and Environment,
January 29, 1976

The Council considered this report which contains eight
clauses identified as follows:

- Cl. 1: Status Report on Government Assisted Housing
- Cl. 2: Vacant Premises Survey in the Downtown Core
Area
- Cl. 3: Royal Rooms, 237 Main Street
- Cl. 4: Progress on Enforcement of City Fire By-law
to Upgrade Hotels
- Cl. 5: Progress Report re Municipal By-law Court
- Cl. 6: Wicklow Hotel, 1516 Powell Street
- Cl. 7: Bonus Provision - Kitsilano RM-3B and RM3A-1
Zoning
- Cl. 8: Killarney Gardens

The Council took action as follows:

Clauses 1 - 8 inclusive

MOVED by Ald. Harcourt

THAT Clauses 1, 5a, 6 and 8, be received for information,
and the recommendations of the Committee, as contained in Clauses,
2, 3, 4, 5 and 7, of this report be approved.

- CARRIED UNANIMOUSLY

III. Report of Standing Committee
on Finance & Administration,
January 29, 1976

The Council considered this report which contains three
clauses identified as follows:

- Cl. 1: Fire Fighting Services in B.C.
- Cl. 2: Financial Assistance to Municipalities for 1976
- Cl. 3: Business License Fees

The Council took action as follows:

Clauses 1, 2 and 3.

MOVED by Ald. Volrich

THAT the recommendations of the Committee, as contained in
Clauses 1, 2 and 3 of this report, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

IV. Report of Standing Committee
on Community Services,
January 29, 1976

The Council considered this report which contains five clauses identified as follows:

- Cl. 1: Farmers' Market
- Cl. 2: Liquor Permit Application -
1630 Alberni Street
- Cl. 3: Neighbourhood Pubs - Hours of Operation
- Cl. 4: Abacus Realty Inc. - Method of Operation
- Cl. 5: Tax Buyers

The Council took action as follows:

Clauses 1, 2 and 3.

MOVED by Ald. Rankin

THAT Clauses 1 and 3 be received for information, and the recommendation of the Committee, as contained in Clause 2, be approved.

- CARRIED UNANIMOUSLY

Abacus Realty Inc. -
Method of Operation.
(Clause 4)

In considering this clause, Council noted a brief, dated February 5, 1976, from Abacus Realty Inc., which had been circulated previously. The Company requested Council to amend By-law No.4450, Section 2, and gave reasons for this request.

MOVED by Ald. Rankin

THAT the recommendation of the Committee be approved, after amendment by inserting the words 'an initial fee of' before the amount of \$5.00.

- (amended)

MOVED by Ald. Volrich

THAT the first part of the Committee's recommendation be amended to read as follows:

"THAT Mr. L. Rivero of Abacus Realty Inc., be requested to appear before Council with respect to his rental agency business."

- CARRIED

(Ald. Bowers, Boyce, Harcourt, Marzari and Rankin opposed)

The motion as amended and reading as follows, was put and CARRIED UNANIMOUSLY

"THAT Mr. L. Rivero of Abacus Realty Inc., be requested to appear before Council with respect to his rental agency business;
FURTHER THAT Council request the Director of Planning & Research of the Provincial Department of Housing to consider reducing the maximum fee government funded rental agencies are permitted to charge, from \$10.00 to an initial fee of \$5.00 to match Vancouver City's By-law governing the operation of housing rental agencies."

Underlining denotes amendment.

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Report of Standing Committee
on Community Services. (Cont'd)

Tax Buyers
(Clause 5)

MOVED by Ald. Rankin

THAT this clause be received and the reports referred to be made available to the Committee in two weeks' time.

- CARRIED UNANIMOUSLY

- - - - -

At this point Council agreed to vary the Agenda to consider the matter of a grant for the Brock House Society.

UNFINISHED BUSINESS

Brock House Society
Request for Interim Operating Funds.

Council, on January 6, 1976, when considering the matter of a grant to the Brock House Society, passed the following motion:

"THAT further consideration of the Brock House Society's request for a grant be given when all Members of Council are present and representatives of the Society be invited to address Council as a delegation at that time."

A delegation from the Brock House Society was present in the public gallery, however, it was

MOVED by Ald. Harcourt

THAT Council approve a grant of \$3,500 to the Brock House Society towards interim operating expenses; these funds to be provided from the Social Planning Department's POSER Budget.

- CARRIED BY THE
REQUIRED MAJORITY

(Ald. Bowers and Volrich opposed)

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

V. Report of Standing Committee
on Planning and Development,
January 29, 1976

The Council considered this report which contains six clauses identified as follows:

- Cl. 1: Harbour Park Developer Proposal - Progress Report
- Cl. 2: Laurel & Spruce Street Land Bridges
- Cl. 3: Grandview-Woodland Area Planning
- Cl. 4: Kitsilano Area Planning Program - West Broadway Plan
- Cl. 5: Status Report - Champlain Heights
- Cl. 6: Chinatown and Gastown Historic Areas Planning Committee

The Council took action as follows:

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Report of Standing Committee on
Planning and Development (Cont'd)

Harbour Park Developer Proposal:
Progress Report
(Clause 1)

MOVED by Ald. Bowers

THAT this clause in the Committee's report be received for information.

- CARRIED UNANIMOUSLY

Laurel & Spruce Street
Land Bridges
(Clause 2)

MOVED by Ald. Bowers

THAT the recommendations of the Committee be approved, after deleting recommendation 'B', and striking the words 'the two' in recommendation 'C' and substituting the word 'any'.

- (carried unanimously)

MOVED by Ald. Kennedy

THAT this whole subject be deferred and brought up at a later date when Council Members are more aware of all the ramifications.

- LOST

(Ald. Bird, Bowers, Cowie, Harcourt, Marzari, Rankin
Volrich and the Mayor opposed)

The motion to defer having lost, the motion by Alderman Bowers was put and CARRIED UNANIMOUSLY

MOVED by Ald. Bowers

THAT the Spruce Street bridge not be proceeded with at this time.

- CARRIED

(Alderman Cowie opposed)

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At this point in the proceedings, Alderman Boyce left the meeting.

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MOVED by Ald. Bowers

THAT the Laurel Street bridge be proceeded with as recommended and the budget be reduced accordingly, based on one bridge only being constructed.

- (carried)

(Ald. Kennedy and Marzari opposed)

MOVED by Ald. Kennedy (in amendment)

THAT the design of the Laurel Street bridge be changed to reduce the width to 30 feet.

- (lost)

(Ald. Cowie, Harcourt, Sweeney, Rankin and the Mayor opposed)

Report of Standing Committee on
Planning and Development (Cont'd)

Laurel & Spruce Street
Land Bridges.
(Clause 2) (Cont'd)

A tie-vote resulted and, therefore, the amendment was
declared LOST.

The motion by Alderman Bowers was, therefore, put and CARRIED
(Ald. Kennedy and Marzari opposed)

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At this point, Aldermen Kennedy and Sweeney left the meeting.

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Clauses 3, 4, 5 and 6

MOVED by Ald. Bowers

THAT the recommendations of the Committee, as contained in
clauses 3, 4, 5 and 6 of this report, be approved.

- CARRIED UNANIMOUSLY

- - - - -

Council recessed at 4.05 p.m., and, following
and 'In Camera' meeting in the Mayor's Office
recessed again to reconvene in open council in
the Council Chamber, at 7.30 p.m.

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The Council reconvened in the Council Chamber at 7:30 p.m. with Mayor Phillips in the Chair and the following members present:

PRESENT: Mayor Phillips
Aldermen Bird, Bowers, Boyce, Cowie, Harcourt,
Kennedy, Marzari, Rankin, Sweeney and
Volrich

UNFINISHED BUSINESS & DELEGATIONS (cont'd)

Fire Safety in Highrise
Office Buildings

On September 30, 1975, Mr. R.S. Nairne, Chairman of Council's Special Committee to Study Fire Safety in Highrise Buildings, submitted his Committee's report to Council for consideration. At that time, Council resolved that the report be deferred for two months, at which time, Council meet with members of the Special Committee, affected property owners and interested groups to discuss the report of the Special Committee.

Mr. R.S. Nairne and other members of the Committee were present in Council this evening.

The following delegations made representations to Council on this matter:

- Mr. M. Evison, President, Building Owners' and Managers' Association of Vancouver (BOMA), addressed Council and filed a brief indicating that BOMA Vancouver does not subscribe to all of the Special Committee's recommendations. The brief identified five major areas of concern to BOMA Vancouver; these are:

- (1) That external opening areas be supplied on each floor as per National Building Code of 1975

Based on a conservative estimate of over \$5 million, we consider that this cost is completely disproportionate to the possible benefits.

- (2) The area of a compartment shall not exceed 10,000 sq. ft.

We recommend this requirement become mandatory only on the expiration of existing leases.

- (3) Time Frame

The minimum time frame for implementing the proposed regulations should be three years.

- (4) Right of Appeal

In order to recognize that there will be 'reasonable alternatives' we recommend an Appeal Board consisting of five members.

- (5) Tax Considerations

Since properties will not directly benefit from imposed capital expenditures, we urge that such capital expenditures are not considered, for the purpose of local assessment, as property 'improvements'.

We further urge for the purpose of Federal and Provincial Income Tax that 'legislated' capital expenditures be subject to a form of accelerated capital cost allowance similar to existing provisions made with regard to certain pollution abatement expenditures.

UNFINISHED BUSINESS & DELEGATIONS (cont'd)

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Fire Safety in Highrise
Office Buildings (cont'd)

The brief suggested that consideration be given to using granulized glass in windows. However, Mr. Evison indicated that this solution would also be extremely costly to building owners.

The City Building Inspector indicated that it would be possible to expand the function of the Building By-law Board of Appeal to cover appeals with respect to fire safety regulations for highrise office buildings.

- Mr. R.M. Shier, representing the Highrise Fire Protection Review Committee of B.C. Hydro and Power Authority, submitted a brief supporting the recommendations of the Special Committee.

A written brief was submitted by the Board of Trade and circulated to Council.

It was suggested that consideration be given to amortization of the cost of upgrading buildings to meet the proposed regulations. The Mayor suggested that BOMA look at this question and submit a brief to Council at a later date.

MOVED by Ald. Volrich,

THAT the representations and briefs be received and the City Manager, in consultation with appropriate officials and the Special Committee, review the report and recommendations of the Special Committee and the points raised in the briefs submitted this evening, with particular reference to the possible utilizing of granulized glass in window openings, and redefining a highrise to conform with the definition in the National Building Code.

- CARRIED UNANIMOUSLY

Change of Management -
Oppenheimer Lodge

Council on January 6, 1976, when considering a report of the Standing Committee on Housing and Environment on Change of Management - Oppenheimer Lodge, passed the following resolutions:

- (a) THAT the B.C. Housing Management Commission be requested to assume management function and responsibilities of the Continental Hotel, Oppenheimer Lodge, Antoinette Lodge, and the Hard to House Facility (Cordova Lodge).
- (b) THAT the Supervisor of Property and Insurance and Director of Social Planning meet with B.C.H.M.C. to discuss details related to the transfer of management and report back.
- (c) THAT the reports of the City Manager dated December 12, and December 16, 1975, be received.
- (d) THAT approval in principle be given to establishment of a Hostel Management Advisory Group, with membership as follows:

Two representatives from the Community Resources Board

One representative from the Downtown Community Health Society

One representative from the Downtown Eastside Residents' Association

One representative from community groups that have been involved in housing in the Downtown Eastside

One representative from the Social Planning Department, City of Vancouver.

cont'd....

Change of Management -
Oppenheimer Lodge (cont'd)

Council on January 27, 1976, agreed to a delegation request from the residents of Oppenheimer Lodge on this matter.

Mr. Roy Rogers, President, Oppenheimer Lodge Residents, addressed Council and filed a brief. The brief requested that the City continue to manage the Lodge or, failing that, that the present manager of the Lodge be retained. The residents are opposed to the proposed hostel management advisory group becoming involved in the day to day management of the Lodge.

The City Manager advised that the management advisory group would have no input into the interior operation of Oppenheimer Lodge. The terms of reference of the management advisory group is to assist in establishing management criteria for Cordova and Antoinette Lodges and any other like facilities planned for the Downtown Eastside area. In addition, the group would work with prospective tenants of these residences.

The City Manager also advised that negotiations are still under way with B.C. Housing Management Commission re their taking over management of City-owned housing developments in the Downtown Eastside.

Mr. J. Cotgrave, Property and Insurance Office, stated that if the B.C. Housing Management Commission takes over management of Oppenheimer Lodge, no assurance could be given that the present manager, who is a City employee, would continue in this position as he may not wish to relinquish his status as a Civic employee. Mr. Cotgrave also indicated he considers the proposed advisory group too cumbersome and would prefer a similar group to that established prior to occupancy of Oppenheimer Lodge.

MOVED by Ald. Kennedy,

THAT the hostel management advisory group have no jurisdiction over management of Oppenheimer Lodge;

FURTHER THAT management of Oppenheimer Lodge continue on the present basis.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,

THAT the Standing Committee on Housing and Environment give further consideration to management of the Continental Hotel, Antoinette Lodge and Cordova Lodge, including the composition of the hostel management advisory group and continuation of the present management of Oppenheimer Lodge.

- CARRIED UNANIMOUSLY

Imperial Oil Gas Station at 1407
 East 41st Avenue - Request to
Convert to Self-Serve

Council on January 27, 1976, deferred consideration of the following clause of the Manager's report (Building and Planning matters), dated January 23, 1976, to permit representations from Imperial Oil Limited:

The Director of Planning reports as follows:

"A letter dated 16th December 1975 addressed to the Mayor and Members of City Council has been received from Imperial Oil Limited requesting that this gas station at 1407 East 41st Avenue at Knight Street be permitted to convert to self-service.

cont'd....

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UNFINISHED BUSINESS & DELEGATIONS (cont'd)

Imperial Oil Gas Station at 1407 East
41st Avenue - Request to Convert to
Self-Serve (cont'd)

Imperial Oil Limited currently has 11 of the 40 or 27.5% of their gas stations in the City as self-service. It is now proposed to terminate the existing self-serve gas station at 2000 West Broadway at Maple Street and transfer the existing licence to 1407 East 41st Avenue. The number of Imperial Oil Limited self-service gas stations would remain unchanged, this exceeds the City Council's limitation of 15%.

If this conversion is allowed, 1407 East 41st Avenue at Knight Street should be added to and 2000 West Broadway at Maple Street should be deleted from the list of permitted self-serve gas station locations in Schedule B of the Licence By-law controlling self-serve gas stations."

The City Manager submits the foregoing report for the CONSIDERATION of City Council.

Mr. S. Ruocco, Senior Accounts Executive, Development, Imperial Oil Limited, filed a brief and requested that Council approve the requested transfer. He indicated that the self-serve gas station at Broadway and Maple will revert to a service station, however, negotiations are currently under way with Canada Safeway to relinquish this site in favour of a site at another Safeway location which is less congested than the Broadway and Maple site.

MOVED by Ald. Harcourt,

THAT Imperial Oil Limited be granted permission to terminate the existing self-serve gas station at 2000 West Broadway at Maple Street and transfer the existing license to 1407 East 41st Avenue;

FURTHER THAT self-serve gas station at 1407 East 41st Avenue at Knight, be added to and 2000 West Broadway at Maple be deleted from the list of self-serve gas station locations in Schedule B of the License By-law controlling self-serve gas stations.

- CARRIED

(Aldermen Kennedy, Marzari, Rankin and Volrich opposed)

Truck Transportation in Vancouver

Council on February 3, 1976, deferred consideration of the report of the Standing Committee on Planning and Development dated January 22, 1976, on truck transporation in Vancouver to permit representations from the Killarney-Champlain Citizens for Action, at which time the City Engineer would give a brief report reference.

The City Engineer, by means of maps, gave a report reference on the proposals to construct a Marine Drive-Boundary Road bypass of the South Slope. This bypass would provide relief from truck traffic on Knight Street. The City Engineer advised it is proposed to utilize North and South Kent Avenues as an arterial to relieve Marine Drive. It is eventually proposed that Marine Drive, in the vicinity of Boundary, would only be used by trucks using the Boundary Road-Marine Drive bypass.

Mr. Sol Jackson submitted and read a brief on behalf of the Killarney-Champlain Citizens for Action. He stated the main opposition to the proposed truck route is the probable loss of 400 low-cost rental housing units which were to be constructed in the area of Champlain Heights located south of Marine Drive. The citizens are also requesting that they be involved in any further developments of the area including truck route planning.

cont'd....

UNFINISHED BUSINESS AND DELEGATIONS (cont'd)Truck Transportation in Vancouver
(cont'd)

Mr. Jackson urged Council that if the proposed Boundary Road-Marine Drive bypass is implemented, the cost of noise control be included. Mr. Jackson also suggested that consideration be given to declassifying S.E. Marine Drive as a truck route and classifying the proposed Marine Way in its stead.

It was suggested that the Planning and Development Committee discuss the housing mix in Areas E and F in Champlain Heights in view of the probable loss of 400 low-cost rental housing units resulting from the Marine Drive-Boundary Road bypass.

MOVED by Ald. Bowers,

THAT the following recommendations of the Planning and Development Committee as amended this day be approved:

- A. That the Marine Drive-Boundary Road by-pass of the South Slopes be designed and constructed at a cost of \$275,000; funds to be available from the 1976 Supplementary Capital Budget.
- B. That the City Engineer be authorized to seek agreement with the Municipality of Burnaby on the physical aspect of the Marine Drive-Boundary Road by-pass proposal.
- C. That the Boundary Road-Vanness railroad overpass be reconstructed at a cost of approximately \$150,000; negotiations to be entered into with respect to cost sharing with Federal, Provincial and Municipal Governments; the City's share to be available from the 1976 Supplementary Capital Budget.
- D. That the City Engineer's recommendation No. 11 contained in the report of the City Manager dated November 5, 1975, be deferred for consideration at an evening meeting of the Standing Committee on Planning and Development in the area at which residents in the vicinity of the foot of Victoria Drive will be invited to attend; at that time detailed information and costs to be available on which points on Kent Avenue would require access to the recreation areas as well as costs and timing for implementing North and South Kent Avenues as an arterial route to Marine Drive.
- E. That in the interim, instructions be given officials not to release the land acquired by the City in the North and South Kent Avenues area between Knight Street and Boundary Road.
- F. That the proposal to control truck noise through time controls on a large scale not be pursued.

- CARRIED UNANIMOUSLY

(Underlining denotes amendment)

COMMITTEE OF THE WHOLE

MOVED by Ald. Sweeney,

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Sweeney,

SECONDED by Ald. Rankin,

THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 3575,
BEING THE ZONING AND DEVELOPMENT
BY-LAW (S/E Corner Adanac and
Cassiar Streets)

MOVED by Ald. Harcourt,
 SECONDED by Ald. Rankin,
 THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Harcourt,
 SECONDED by Ald. Rankin,
 THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

(Aldermen Bowers, Marzari and Volrich were excused from voting on this By-law)

MOTIONS

1. Allocation of Land for Lane
Purposes (1215 Rossland)

MOVED by Ald. Volrich,
 SECONDED by Ald. Bowers,
 THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes, the following described lands:

West four feet of Lot 15, Block 4 in the South East
 Quarter of Section 23, Town of Hastings Suburban
 Lands, Plan 4819

(1215 Rossland Street);

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for road purposes, and declared to form and constitute portions of lane.

- CARRIED UNANIMOUSLY

Regular Council, February 10, 1976 20

NOTICE OF MOTION

The following Notice of Motion submitted by Alderman Kennedy was recognized by the Chair:

Community College Planning

MOVED by Ald. Kennedy,

THAT WHEREAS it is becoming increasingly difficult to preserve the well-established single family residential neighbourhood areas within the City's boundaries;

AND WHEREAS there is growing concern that Community Colleges and their related need for automobile parking represents a serious burden to residential streets which were not designed to accommodate the overspill of cars;

AND WHEREAS these extra automobiles cause danger to children and seriously affect the environment with noise, fumes and lack of privacy;

THEREFORE BE IT RESOLVED THAT College Councils be requested to plan their educational requirements to fit the scale and character of the neighbourhoods within which new campuses are programmed;

AND FURTHER BE IT RESOLVED THAT College Councils be requested to consult with the Director of Planning, particularly in the initial stages of College planning, in order that all of the ramifications in respect of such planning can be taken care of in the early stages and in order that developments may be finally brought about which will be acceptable to both the Colleges and to the public at large.

(Notice)

ENQUIRIES AND OTHER MATTERS

Alderman Volrich -
Travel Expenses:
CFMM Executive Meeting

advised that he had agreed to accept the appointment as a Director of C.F.M.M. and had attended a one day meeting in Ottawa last week. He indicated he will file a memo with Council on matters raised at the meeting which would be of interest to Council members. He indicated he was unsure at this point whether C.F.M.M. would assume responsibility for his travel and other expenses related to the meeting.

MOVED by Ald. Harcourt,
SECONDED by Ald. Bird,

THAT in the event that the Canadian Federation of Mayors and Municipalities does not assume responsibility for expenses incurred by Alderman Volrich in attending a meeting of its executive in Ottawa the week of February 2, 1976, Council approve payment of travel and other incidental expenses incurred by Alderman Volrich in this regard.

- CARRIED UNANIMOUSLY

Alderman Volrich -
Guatemalan Relief Fund Drive

advised that he had been contacted by the Red Cross with respect to its desire to hold a Guatemalan Relief Fund Drive on Friday, February 13th, and Saturday, February 14th, 1976.

cont'd....

ENQUIRES AND OTHER MATTERS (cont'd)

Guatemalan Relief Fund Drive (cont'd)

MOVED by Ald. Volrich,
SECONDED by Ald. Rankin,

THAT permission be given to the Vancouver Branch of the Canadian Red Cross to hold a Guatemalan Relief Fund Drive in the City of Vancouver from 9:00 a.m. to 9:00 p.m. Friday, February 13th, and 9:00 a.m. to 5:00 p.m. Saturday, February 14th, 1976.

- CARRIED UNANIMOUSLY

Alderman Boyce -
Body Rub Parlour By-law

requested a report on the status of the proposed Body Rub Parlour By-law. The Mayor directed the City Manager investigate this matter and advise Alderman Boyce.

Alderman Harcourt -
GVRD - Hospital Construction

referred to a special meeting of the GVRD Board of Directors at 10:00 a.m. February 11, 1976, on hospital construction. He considers this matter of great importance to Vancouver because a number of the major projects planned affect the City of Vancouver. He requested the Mayor to obtain as much information as possible on this topic for Council's information.

Alderman Marzari requested that Council members on the GVRD Board support any request for a delegation that may come from pediatricians.

Mayor Phillips -
Vancouver Community College
(King Edward Site)

indicated that the matter of extension of the Vancouver Community College lease on the King Edward site was also on the agenda for the GVRD Board meeting.

- - - - -

The Council adjourned at approximately 9:35 p.m.

* * * * *

The foregoing are Minutes of the Regular Council Meeting of February 10, 1976, adopted on February 24, 1976.

A. Phillips
MAYOR

B. A. Little
CITY CLERK

WORKS & UTILITY MATTERS
CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Closure of portion of the South side of 6th Avenue between Alder and Spruce Streets - adjacent to Lot 3, except South 10 feet and North 7 feet, Block 294, D.L. 526, Plan 590

The City Engineer reports as follows:

"The City presently owns Lot 3, Block 294, D.L. 526, Plan 590 and intends to place this property on the market. The North 7 feet and South 10 feet of Lot 3 have been established as highway several years ago, for the widening of Sixth Avenue and a future lane respectively. Since the completion of the False Creek subdivision on the North side of Sixth Avenue, no widening on the South side of Sixth Avenue, in this area, is contemplated. The North 7 feet of Lot 3 is surplus to the City's highway requirements. The South 10 feet of this lot is still required for a future lane.

I RECOMMEND that the North 7 feet of Lot 3, Block 294, D.L. 526, Plan 590 be closed, stopped up and consolidated with the abutting Lot 3, except the South 10 feet, to form one parcel."

The City Manager RECOMMENDS that the foregoing be approved.

2. Local Improvements "By Petition" and on "Special Grounds"

The City Manager submits the following report of the City Engineer and the Director of Finance:

"First Step (Petitions - Langara Lands)

Council on 18 November 1975 authorized the signature of petitions for certain local improvements related to the Langara Lands. The City is the only property owner. The petitions have been signed, certified by the Collector of Taxes, and forwarded to me. As required by the Local Improvement Procedure By-law, I have to advise that it is feasible and desirable to undertake these projects as local improvements. The projects are:

1. P.C. Concrete sidewalk on the east side of Cambie Street from 49th Avenue to a point approximately 949 feet south.
2. P.C. Concrete sidewalks on both sides of the un-named street east of Cambie Street from 49th Avenue to a point approximately 500 feet south.
3. P.C. Concrete sidewalk on the south side of 49th Avenue from Cambie Street to a point approximately 1,200 feet west of Ontario Street.
4. Pavement and curbs on the un-named street east of Cambie Street from 49th Avenue to a point approximately 500 feet south.
5. Special street lighting on the un-named street east of Cambie Street from 49th Avenue to a point approximately 500 feet south.

Funds for the City's share of these projects is to come from the land sales (Council 18 November 1975).

Water Street Beautification (Surface Project)

This project was undertaken on Special Grounds and the work is substantially complete. Before it can be placed on the Tax Rolls, however, a Special Assessment Roll must be prepared, Notices mailed to the property owners and the project brought before a Court of Revision."

Clause 2 Cont'd

The Director of Finance reports as follows:

"Second Step (Petitions - Langara Lands)

In accordance with the provisions of the Local Improvement Procedure By-law, I am submitting the City Engineer's report dated 30 January, 1976.

The estimated total costs of these improvements is \$60,412 of which the City's share is \$21,241.

I have to report that the necessary financial arrangements can be made."

The City Manager has decided that it is desirable to undertake the projects by petition referred to and RECOMMENDS:

- A. That the reports of the City Engineer and the Director of Finance be adopted together with the details of the Second Step report on file in the City Clerk's Office.
- B. That the projects by petition listed above be brought before a Court of Revision at 2:00 p.m. on Tuesday, 9 March, 1976.

and FURTHER RECOMMENDS:

- C. That the Collector of Taxes be instructed to have a Special Assessment Roll prepared, Notices mailed, and the Water Street Beautification - Surface Project brought before this same Court of Revision.

FOR COUNCIL ACTION SEE PAGE(S) 196

BUILDING & PLANNING MATTERSINFORMATION1. Premises at 4584 West 1st Avenue.

The Director of Planning and Director of Legal Services report as follows:

"When last dealing with this subject Council, on October 28, 1975, adopted the following resolution, being the recommendation of the Standing Committee on Planning and Development of October 16, 1975:

'THAT the Director of Planning, in consultation with the Director of Legal Services and other civic officials, be instructed to report on the possibility of a Development Permit being issued for a development which reflects the proposed design of the modified roof line as submitted to the Committee this day by the owners; acceptable dimensions to be set by the Director of Planning, taking into account Council's decision of 13th May 1975 to restore the property to its original bulk form.'

We have explored this matter quite thoroughly in the light of Council's instruction but are unable to find any way under the existing By-law that this recommendation could be carried out. It is quite clear that the proposal will result in a building having three storeys. The peak-roof type of structure which previously existed was at most a 2½-storey structure which is the maximum height permitted by the Zoning and Development By-law. Furthermore, with respect to floor space ratio, the City Building Inspector earlier indicated that the total floor space would be 3772 square feet, which exceeds the By-law. Under the By-law he indicated the allowable floor space ratio of 0.60 would authorize only 2079 square feet.

There is no provision anywhere in the By-law which allows the Director of Planning, or any other civic official or civic body, to relax either the height, the floor space ratio, or the general "bulk" of the building. The only outside body which does have jurisdiction to relax the By-law is the Board of Variance, and if the parties to this dispute could agree to an acceptable compromise, even though it might offend the By-law, the Board of Variance could relax the By-law so as to allow it. The fact of the matter is, however, that the parties are not in agreement and such an approach seems almost impossible. In addition, the Board of Variance has already ruled against the owners on the appeal from a previous development permit approval.

Finally, even if some measure of discretion could be found which would allow the development permit to be authorized so as to permit the proposal suggested by the owners, the opponents to the development would once again have an appeal to the Board of Variance, and since there is already an outstanding Order by the Board of Variance it seems highly likely that they would merely re-affirm their earlier position.

The effect of the earlier decision of the Board was to quash the development permit that had been issued. If no action is taken, the situation will remain static.

Clause No. 1 Continued.

There is, of course, always the power in Council to amend a By-law, but such an amendment would, of course, be of universal application and it would seem unwise to amend the whole By-law merely to deal with this one situation which would in no way satisfy the complaints of the neighbourhood."

The City Manager submits the foregoing report of the Director of Planning and Director of Legal Services for the INFORMATION of Council.

RECOMMENDATION

2. Cedar Cottage N.I.P. Appropriation: Tree Planting on Victoria/Commercial Diversion.

The Director of Planning reports as follows:

"One of the priorities of the Cedar Cottage Neighbourhood Improvement Program is to improve the appearance and living environment of the area. Apropos to this it has been proposed to plant maple and cedar trees along the Victoria/Commercial Diversion from Findlay Street to Victoria Drive. Parks Board staff have estimated the cost at \$6,000.00. C.M.H.C. has approved this proposal with the funds being provided from the Recreation Account.

The Director of Planning recommends:

THAT Council approve the appropriation of \$6,000.00 from the Recreation Account of the Cedar Cottage Neighbourhood Improvement Program for tree planting along the Victoria/Commercial Diversion. Costs would be shared as follows:

C.M.H.C.	=	\$3,000.00
Province	=	\$1,500.00
City	=	\$1,500.00."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

3. Consultant's Fees and Finalized Work Program for the Downtown East Side.

The Director of Planning reports as follows:

I. BACKGROUND

"On December 16, 1975, City Council approved a preliminary work program for the Downtown East Side Neighbourhood Improvement Program.

This report outlines the recommended finalized timing and work program for the first year of planning activity. In addition, it seeks approval for funds to complete necessary surveys and information gathering.

Clause No. 3 Continued.

II. WORK PROGRAM

Appendix I indicates a time schedule and work items to be completed during the planning program. This work program has been formalized in cooperation with other civic Departments and Boards and discussed in the NIP Assistance Committee. It is felt that ratification by Council is necessary to ensure that the program proceeds as planned by all involved Departments and to acquaint Council with the complexity of the efforts that are required in the area.

III. CONSULTANT AND SURVEY FEES

Appendix II indicates additional work that is required for the areas Neighbourhood Improvement Program. A total of \$1,500 is requested by the Engineering Department and considered necessary. The current high volume of traffic and anticipated increases, particularly due to Van Term, require that particular efforts to route traffic and increase pedestrian safety are made to increase the livability of the area.

An analysis of the housing conditions and the character of the residents is the most critical aspect of any planning effort in the area. The outcome will affect decisions on future social housing, facilities and so on. A consultant, a former City Building Inspector, would be required to complete a portion of this work.

It is, therefore, recommended that:

- (1) the Work Program (Appendix I) for the Downtown East Side Neighbourhood Improvement Program be endorsed as Council's approach; and,
- (2) the sum of \$4,900 (\$3,400 for the Housing Analysis and \$1,500 for the Engineering Department Analysis) be approved from ~~the~~ NIP planning stage funds.

(City share:	\$1,225)
(Province share:	\$1,225)
(Federal share:	\$2,450)"

The City Manager RECOMMENDS that the foregoing recommendations of the Director of Planning be approved.

4. South Side of 2400 Block West 3rd Avenue and South Side of 2400 & 2500 Blocks West 4th Avenue.- Rezoning Applications.

The Director of Planning reports as follows:

1. South Side 2400 Block West 3rd

"At a Public Hearing on December 4, 1975 which dealt with the creation of four new district schedules and the rezoning of the Kitsilano Apartment Area, the Director of Planning recommended the withdrawal of that portion of the application whereby Lots 1-10, Block 231, D.L. 526, situated on the south side of the 2400 block of West 3rd proposed to be rezoned from (RM-3A) Multiple Dwelling District to (RT-2) Two Family Dwelling District. The Director further recommended that he be instructed to make an application to rezone the above-described lots from (RM-3A) Multiple Dwelling District to (RM-3B) Multiple Dwelling District, and that this be referred direct to a public hearing following a report from the City Planning Commission.

Council on December 4, 1975 resolved that:

"the Director of Planning's recommendations respecting the south side of the 2400 Block West 3rd Avenue be adopted".

Clause No. 4 Continued.

The Director of Planning made an application to rezone the south side of the 2400 block of West 3rd to (RM-3B) Multiple Dwelling District on December 11, 1975.

2. South Side 2400 & 2500 Block West 4th

Council at the Public Hearing on December 4, 1975 when dealing with the South side of the 2400 & 2500 blocks of West 4th, resolved that they be excluded from the rezoning. The property was proposed to be rezoned from (RM-3A) Multiple Dwelling District to (RT-2) Two Family Dwelling District. The Director of Planning made an application to rezone the south side of the 2400 and 2500 blocks of West 4th from (RM-3A) Multiple Dwelling District to (RM-3B) Multiple Dwelling District on December 22, 1975. The north side of 2400 and 2500 blocks of West 4th was approved at the Public Hearing to be rezoned from RM-3A to RM-3B. (See Appendix A.)

Both the south side of the 2400 Block of West 3rd and the south side of the 2400 and 2500 Blocks of West 4th are similarly developed with duplexes and three-storey walk-up apartments except for the southwest corner of Balsam Street and West 4th Avenue, which is developed with the Daley Auto Centre Ltd., and the southeast corner of Trafalgar and West 4th Avenue, which is developed with a neighbourhood grocery store.

To bring these two blocks into conformity with the rest of the Kitsilano Apartment Area, the Director of Planning recommends that the 2400 and 2500 blocks on the south side of West 4th should be rezoned to (RM-3B) Multiple Dwelling District.

The Vancouver City Planning Commission in its meeting of January 7, 1976 when considering this application endorsed the recommendation of the Director of Planning.

RECOMMENDATION:

That application to rezone the south side of 2400 and 2500 blocks of West 4th from (RM-3A) Multiple Dwelling District to (RM-3B) Multiple Dwelling District be referred direct to a Public Hearing together with the application for the south side of the 2400 block of West 3rd which has already been referred to a Public Hearing by Council."

The City Manager RECOMMENDS that the report of the Director of Planning be approved.

5. Amendment to CD-1 By-law - 3282 - 3298 East 1st Avenue
(S.E. corner East 1st Avenue and Rupert Street)

The Director of Planning reports as follows:

"An application has been received from Mr. A. Saba requesting an amendment to the Zoning and Development Bylaw No. 3575 whereby the CD-1 Bylaw No. 4379 for the above-described property be amended to include "offices" as an allowed use, for the purpose of:

'allowing Paymaster Cheque-Writers (Canada) Ltd.,
of 3282 East 1st Avenue to utilize their premises
for office purposes.'

Clause No. 5 Continued.

HISTORY

City Council at a Public Hearing held on May 16, 1968 approved the rezoning of the above-described property from (C-1) Commercial District to (CD-1) Comprehensive Development District, restricted to the following uses:

1. Retail Establishments

- Grocery Store
- Bakery, retailing on premises
- Drug Store

2. Service Establishments

- Barber or Beauty Shop
- Cleaning and Dyeing Shop (Collection, delivery only)
- Launderette or Coin-Operated Dry Cleaner
- Restaurant (excluding a Drive-In)
- Shoe Repair Store

3. Other local convenience commercial uses similar to the foregoing, subject to the approval of the Technical Planning Board.

The intent of the uses was to cater to the day-to-day needs of the residents of the local neighbourhood. The form of development was not to exceed one storey nor 15 feet in height, not to exceed a floor space ratio of 0.40 and the provision of one free-standing sign was permitted, not to exceed 25' in height to identify the shopping centre.

In a letter received by the Planning Department on May 20, 1975, Mr. Saba stated that:

'The Canton Restaurant occupies one-half of the building and up until one year ago we constantly struggled to keep the building rented to merchants who conform to the CD-1 zoning. There are a long list of business failures during this period which include an electronic store, a ladies and children's wear store and two beauty parlours.'

Contrary to our belief in 1968 when this project was planned, we now realize that there is very little demand or need for service commercial in that area. One of the difficulties of course is the traffic pattern and the volume of fast moving traffic eastward on 1st Avenue which makes it very difficult to turn into our entrance. However, in spite of these difficulties, we shall always endeavour to adhere to the zoning but we ask that you assist us at this particular time by allowing Paymaster Ltd., to remain.'

Mr. J. Tettamanti, Architect, on behalf of Paymaster Cheque-Writer Limited, applied for a development permit on September 10, 1974 to use a portion of the existing one-storey building as an office. The application was refused as the requested use is considered unsuitable and not a local commercial activity as may be permitted in this (CD-1) Comprehensive Development District.

Clause No. 5 Continued.SITE DESCRIPTION

The site is located on the Southwest corner of East 1st Avenue and Rupert Street and is zoned (CD-1) Comprehensive Development District. The land at the Northwest and Southeast corners of East 1st Avenue and Rupert Street are zoned (C-1) Commercial District and are developed with a gasoline service station, of which the Southeast corner station is self-serve. The land to the South and West is zoned (RS-1) One-Family Dwelling District and is developed with 1½ and 2-storey single family dwellings. (See Appendix A).

ANALYSIS

The site is presently developed with a building 115 feet by 61 feet less 770 square feet at the rear of the building used for off-street loading and garbage collection. The building is presently developed with the Canton Restaurant which is contained in the eastern half of the building, a beauty parlour, grocery store, and the Paymaster Cheque-Writers Ltd. The space used by Paymaster Cheque-Writers Ltd. is 20 feet wide and 62.5' in depth for a total floor area of 1240 square feet.

In considering the specifics of the case, in particular the difficulty of attracting long-term tenants and the fact that the office space requested is minimal, the Director of Planning recommends that the CD-1 Bylaw be amended to include "office, not to exceed 2000 square feet" and be subject to the following condition:

'that any subsequent development permit issued for office use (not to exceed 2000 square feet) be subject to a three year approval.'

The time limit on the development permit allows the Director of Planning to re-assess the situation in connection with office use in three year's time.

The Vancouver City Planning Commission, when it considered the application at its meeting of January 7, 1976 endorsed the recommendation of the Director of Planning.

RECOMMENDATION: That the application to amend the text of the CD-1 Bylaw 4379 be referred to a Public Hearing."

The City Manager **RECOMMENDS** that the report of the Director of Planning be approved.

6. N.I.P. Kitsilano: Appropriation of Funds - Kitsilano Information Centre.

The Director of Planning reports as follows:

"On November 12, 1974, City Council approved the Neighbourhood Improvement Program Concept Plans for Cedar Cottage and Kitsilano, calling for the formation of Citizen Advisory Committees to share in the operation of the Neighbourhood Improvement Program.

On January 7, 1976, the Kitsilano Citizens Planning Committee and City staff from the Kitsilano Planning Office received a request from the Kitsilano Information Center for a grant from the Neighbourhood Improvement budget for Kitsilano.

There has long been a recognized need for a community newspaper in Kitsilano and the Information Center is now able to publish such a paper. This paper would be published monthly and would contain the articles and information noted in Appendix A.

Clause No. 6 Continued.

The Information Center receives salaries and operating costs from the Kitsilano Community Resources Board, but they receive no money for capital expenditures. There is enough money remaining in the Information Center's 1975 budget to publish and distribute two issues of a community newspaper. The K.C.R.B. has stated its commitment to provide sufficient funds to publish this paper for at least another year. However, there are no funds available for the purchase of some small equipment which is needed in order to produce a finished paper. The Information Center therefore requested the allocation of some money from the Neighbourhood Improvement Program budget in order to purchase the needed equipment. As noted in Appendix B, the Information Center can get a typewriter and layout table for considerably less than normal retail price. Therefore, their total request is for \$750, rather than the \$1,112 which would be required if all the equipment was bought at retail prices.

The Kitsilano Citizens' Planning Committee feels that a community newspaper is one of the most needed services in Kitsilano and they therefore strongly recommend that this request for NIP funding for the Kitsilano Information Center be approved. The Local Area Planner concurs with the Planning Committee's recommendation. Central Mortgage and Housing Corporation has been informed of this request and also concurs.

It is therefore recommended that:

City Council approve the expenditure of up to \$750 (seven hundred and fifty dollars) (\$375.00 Federal, \$187.50 Provincial, \$187.50 City) from the Kitsilano Neighbourhood Improvement Program budget for the purpose of providing the Kitsilano Information Center the necessary equipment to produce a community newspaper for Kitsilano."

The City Manager RECOMMENDS that the report of the Director of Planning be approved.

7. Neighbourhood Improvement Program - Kitsilano Appropriation:
Child Care Services.

The Director of Planning reports as follows:

"City Council approved the Neighbourhood Improvement Program Concept Plan for Kitsilano in November, 1974. Priorities included the objective of improving day-care services in the community.

In this connection, the Kitsilano Planning staff and the Kitsilano Planning Committee received a request from Bayview Community School for funds from the Neighbourhood Improvement Program budget in order to purchase equipment for day care programs currently operating in the school.

On May 13, 1975, City Council approved Stage I of Bayview School's proposal for NIP funding. Fifteen thousand dollars (\$15,000) was approved to alter the existing gymnasium and activity room to improve accessibility and isolate these rooms from the rest of the school.

On July 22, 1975, City Council approved \$13,000 for Stage III for Bayview School. This proposal was to alter the boys' basement area of the school to provide a location for the continuation of day-care and other daytime programs. This was suggested as this will soon be the only room in the school that can be guaranteed on a permanent basis for daytime programs.

The new room that is created by Stage III of the Bayview School's proposal is used by three child care groups. A representative of these groups made a request for funds to provide equipment for this room to the Kitsilano Planning Committee on November 26, 1975.

Clause No. 7 Continued.

The room is used by Bayview Out-of-School Care, which provides child care for approximately thirty children between the ages of 6 and 10, before and after regular school hours. Two child minding groups, Bayview Community Pre-School and Bayview Playgroup, provide child care during the week for about twenty-four children who are between two and four years of age.

The request made by this group for funds is to provide the equipment necessary for Provincial Government day-care licencing. An itemized list is included as Appendix A. The total amount requested is \$1,641.49.

The Kitsilano Planning Committee and the Local Area Planner have reviewed this proposal and recommended approval of the application. Central Mortgage and Housing Corporation was also advised of and concurred in the proposal.

It is therefore recommended that:

City Council approve the expenditure of up to \$1,641.49 (one thousand six hundred and forty-one dollars and forty-nine cents) from the Kitsilano Neighbourhood Improvement budget for the purpose to purchase equipment for child care services in Bayview School as outlined in Appendix A. The funds, to come from the Daycare category are as follows: Federal=\$820.75; Provincial=\$410.38; City=\$410.38."

The City Manager RECOMMENDS that the report of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 141-5

A-6

MANAGER'S REPORT, February 6, 1976 (FIRE - 1)

FIRE AND TRAFFIC MATTERSRECOMMENDATION1. Replacement of Fire Apparatus - Tender No. 39-75-4

The Fire Chief, City Engineer and Purchasing Agent report as follows:

"This report deals with a request for funds in advance of the 1976 General Revenue Budget and a tender award for the purchase of two pieces of fire apparatus.

I. REQUEST FOR FUNDS

In February, 1970, City Council approved a 15-year replacement policy for fire apparatus. The equipment scheduled for replacement in 1976 is:

- 1 - 1949 La France Aerial Ladder Truck
Shop No. 52
- 1 - 1950 Seagrave Aerial Ladder Truck
Shop No. 51

Delivery times on aerial equipment has been from 18 to 24 months. Therefore, we have prepared this request for funds in advance of budget to allow for the ordering of this equipment now, so that inservice dates of mid 1977 to late 1977 can be realized.

In addition, the Fire Chief is recommending that one aerial ladder truck be replaced with an aerial platform truck, similar to the Fire Bird unit now operated by the Department. The second Fire Bird aerial platform would:

1. Provide high level firefighting capabilities to the area outside of the downtown core (stationed at Hall No. 3 - 12th & Quebec) and be available for all multiple alarm responses in the City.
2. Ensure the availability of an aerial platform truck for high level rescue work in the event that one unit is down for maintenance.
3. Improve our capabilities of high level rescue over an aerial ladder. The existing Fire Bird has demonstrated this by being solely responsible for saving 8 lives, 5 of which were firefighters trapped and unconscious on the 12th floor of the Century Plaza Hotel.
4. Reduce the amount of time to extinguish major fires because of its ability to lift larger loads than an aerial ladder truck. This larger load capacity allows the aerial platform to project larger water streams, carry more hose and carry more men to a higher vantage point than an aerial ladder.

A 125-foot aerial platform costs \$167,000 more than an aerial ladder. The Fire Chief recommends purchase of the 125-foot aerial platform truck instead of one aerial ladder truck, in view of the capabilities of this unit and the need for it.

Note: Only recommendation A or B below should be approved, not both.

(A)

The Fire Chief RECOMMENDS that funds be provided in advance of the 1976 General Revenue Budget to provide replacements for two pieces of aerial apparatus as follows:-

- \$140,000 for the purchase of one 100-foot
aerial ladder truck
- \$307,000 (U.S. dollars) for the purchase
of one 125-foot aerial platform truck

for a total of \$447,000. If Council does not approve the above recommendation,

Continued on Page 2. . .

MANAGER'S REPORT, February 6, 1976 (FIRE - 2)

Clause No. 1 Continued

- (B) The Fire Chief RECOMMENDS \$280,000 be provided in advance of the 1976 General Revenue Budget for the purchase of two 100-foot aerial ladder trucks as 1976 scheduled replacements.

II TENDER RECOMMENDATION

Tenders were called to obtain prices for a 100-foot aerial ladder truck and a 125-foot aerial platform truck. Tenders were opened on December 15, 1975, and referred to the Fire Chief, Purchasing Agent and City Engineer for report.

Funds for this purchase are subject to Council's approval of funds in advance of the 1976 General Revenue Budget. Note: That only recommendation A or B should be approved, not both.

Item 1 - 100-Foot Aerial Ladder Truck

Three alternatives were offered from one bidder, Howard Distributors Ltd. All alternatives offered the same ladder and body but the three bid prices are based on the choice of chassis. The prices varied from \$131,242.00 to \$145,912.00 plus 5% Provincial Sales Tax.

The low bid for a 100-foot aerial ladder truck mounted on a Scott chassis meets specifications and is acceptable.

Item 2 - 125-foot Aerial Platform Truck

Only one bid was received for this item. The unit offered is the same as the Fire Bird unit now operated by the City. The tender called for alternative prices, one price as per specifications and separate prices for alternative engines and transmissions.

- (A) If funds are provided for the replacement of one 100-foot aerial ladder truck, and for a 125-foot aerial platform, the Fire Chief, City Engineer and Purchasing Agent RECOMMEND:

- 1) acceptance of the low bid from Howard Distributors Ltd. for one only Pierreville 100-foot aerial ladder truck mounted on a Scott chassis at a total cost of \$131,242.00 plus 5% Provincial Sales Tax;
- 2) acceptance of the bid from Calavar Corporation for one only Calavar 125-foot Firebird at a total cost of \$291,792 (U.S. dollars) plus 5% Provincial Sales Tax.

- (B) If funds are provided only for the purchase of two 100-foot aerial ladder trucks, the Fire Chief, City Engineer and Purchasing Agent RECOMMEND:

acceptance of the low bid from Howard Distributors Ltd. for two only Pierreville 100-foot aerial ladder trucks mounted on Scott chassis at a total cost of \$262,484.00 (\$131,242.00 each) plus 5% Provincial Sales Tax. "

The City Manager RECOMMENDS that recommendations "A" in the above report of the Fire Chief, City Engineer and Purchasing Agent be approved.

FOR COUNCIL ACTION SEE PAGE(S) 17

Manager's Report, February 6, 1976 (FINANCE - 1)

FINANCE MATTERS

RECOMMENDATION

1. Renewal of Fiscal Agency for City
Debenture Issues

The following report has been received from the Director of Finance:

"In 1974 Council approved a recommendation of the City Manager and Director of Finance that A.E. Ames & Co. Ltd. be appointed the City's fiscal agents for City debenture issues until December 31st, 1975. During the term of the agreement two debenture issues were successfully placed. In November 1974 the fiscal agents formed and managed a large syndicate in Canada, composed of investment dealers and chartered banks to market a \$15 million 20-year sinking fund debenture issue. In October, 1975 the fiscal agents assisted the City in the preparation of documents and in its presentations to Moody's Investors Service, Inc. and to Standard & Poors Corporation. As a result of these presentations, Moody's rating of City of Vancouver securities was raised from A to AA, while Standard & Poors maintained their AA rating. Subsequent to this, A.E. Ames & Co. Ltd. arranged a private placement of a City of Vancouver \$20 million debenture issue in the United States.

Also during this period A.E. Ames & Co. Ltd. have assisted us in the obtaining of first mortgage funds in connection with the False Creek Development. This is still on-going.

Historically high levels of interest rates were reached in 1974 and again in 1975 caused in part by the large demands being made upon capital markets combined with abnormally high rates of inflation. The demand for capital throughout the world will continue to be high for the foreseeable future. Many of the economic and market factors which led to the appointment of the fiscal agents in 1974 are still present today and there is a continuing need to be sensitive to the most suitable forms of borrowing instruments which the City should issue and to the timing of the borrowings.

The City's borrowing needs for the next two years are somewhat lower than they have been historically, because of the defeat of the 1976-80 Five Year Plan plebiscite. We anticipate that there will be annual borrowings of \$8-\$10 million for sewer and water purposes, \$2,600,000 of 1966-70 Urban Renewal Borrowing Authority for NIP, and approximately \$1 million of remaining 1971-75 Five Year Plan Borrowing Authority. There may well also be several million dollars of financing to be done for Champlain Heights.

I am at this time recommending that the City renew the fiscal agency for its bond issues for 1976 and 1977. This would, in my opinion, greatly help the City in obtaining the borrowed funds that we must have, even in the face of unsatisfactory bond markets and given the currency and capital market problems throughout the world. A fiscal agency provides continual advice on timing and size of issues, provides orderly marketing procedures, avoids conflict with similar competing credits and provides continual favourable exposure of the name of the borrower to the market. It is impossible for a borrower such as the City of Vancouver to be sensitive to borrowing conditions and to the bond market on a day-to-day basis. Such sensitivity is necessary for successful placement of debenture issues in today's bond market, and it is one of the responsibilities of the fiscal agent to keep abreast of markets and to advise the City in this regard. A fiscal agency agreement is not a highly formal contract but is basically an agreement between a borrower and a fiscal agent or syndicate of underwriters that the borrower's requirements will be handled in a certain manner. The agreement is cancellable on 60 days notice and the terms and conditions, etc. applicable to each debenture issue are subject to mutual agreement between the City and the fiscal agent. The formal items of contract refer to such things as expenses and commissions on any mutually agreed debenture issue. No change is proposed in these terms, from those approved by Council in 1974.

A.E. Ames & Co. Ltd. have a long history of serving the City very well under both agency arrangements and by virtue of them winning a majority of our public tender issues in the past. They have also been the dealer that has maintained the best contact with the City and have been most diligent in

Cont'd . . .

Manager's Report, February 6, 1976 (FINANCE - 2)

Clause #1 continued:

providing the City with good information and advice over many years. They are one of the largest Canadian investment dealers with well-established branches and extensive experience in the principal foreign capital markets. They are thoroughly knowledgeable regarding the City of Vancouver.

I recommend that:

- a) City Council authorize me to conclude on behalf of the City, the fiscal agency agreement with A.E. Ames & Co. Ltd., essentially similar to the expired agreement, with no change in obligations of the City regarding expenses or commissions, for a period ending December 31st, 1977, subject to cancellation by either party on 60 days notice.
- b) Prior to any bond issues the terms and conditions be reviewed by myself with the Finance and Administration Committee and City Manager, or, in the event of the Finance and Administration Committee being unable to meet, that the terms and conditions be approved by the Chairman or Deputy Chairman of the Committee plus the Mayor and the City Manager.
- c) The Director of Legal Services be instructed, upon advice from the Director of Finance, to prepare the necessary bylaws authorizing the issues, for submission to Council."

The City Manager RECOMMENDS that the foregoing report of the Director of Finance be approved.

CONSIDERATION

2. Judgment Against Constable Stanley R. Bush
in Civil Action

The Director of Legal Services reports as follows:

"Harmen T. Verbrugge brought an action in the Supreme Court against Constable Stanley R. Bush claiming damages for personal injury sustained on or about the 11th of May, 1972 when the said Verbrugge sustained gunshot wounds to the jaw from a police revolver held by the said Stanley Bush.

Briefly, the learned trial Judge found that the accident occurred after a lengthy high-speed chase in which the Plaintiff Verbrugge was the pursued person. When Verbrugge's vehicle and the pursuing Police vehicle came to a stop Verbrugge was ordered to sit still. Stanley Bush approached Verbrugge's vehicle with his revolver drawn and cocked. Despite the Plaintiff's evidence that he remained at all times in a stationary position the learned trial Judge found as a fact that the Plaintiff moved out of his car and in doing so struck his cheek against Bush's revolver, causing the weapon to discharge accidentally.

The learned trial Judge accepted the evidence of Constable Bush and his colleague, Constable Athans, in all respects where it conflicted with that of the Plaintiff.

He found that the accident was caused equally by the negligence of the Plaintiff in attempting to leave his vehicle when expressly instructed not to do so and by the negligence of the Defendant Stanley Bush in approaching so closely to the Plaintiff with his revolver drawn and cocked, that movement, on the Plaintiff's part, would cause the weapon to discharge.

Cont'd . . .

Clause #2 continued:

Damages were assessed as follows:

(a)	General damages for injury	\$27,000.00
(b)	Loss of income	9,750.00
(c)	Out-of-pocket expenses (special damages)	2,574.24
(d)	Legal costs	2,411.08
		<hr/>
		\$41,735.32

Since liability was apportioned equally, the Plaintiff has judgment for \$20,867.66.

Copies of the learned trial Judge's written Reasons for Judgment are available for perusal and are presently held on file in the Law Department.

This incident occurred at a time when it was necessary for a member of the Vancouver City Police Force against whom a Judgment was obtained to request City Council for indemnity to the extent thereof, pursuant to the provisions of section 472 of "the Vancouver Charter (repealed in 1974). Had this incident occurred in 1974 or later liability would automatically have fallen on the City.

This report is submitted in explanation of the letter dated January 21, 1976, from the Vancouver Police Board, directed to the City Clerk wherein is set out a resolution of the Vancouver Police Board requesting City Council's indemnification of Constable Stanley R. Bush in this matter.

In conclusion it should be stressed that the finding against Bush was one of negligence. There was no finding of a specific intentional, deliberate, reckless or wanton act on his part."

The City Manager submits the foregoing report of the Director of Legal Services for Council's CONSIDERATION.

RECOMMENDATION

3. Increase in Water Rates Revenue

The Director of Finance reports as follows:

"The Water Works distribution system of the City of Vancouver is intended to work on a self-supporting basis, with the City purchasing water wholesale from the Greater Vancouver Water District supply system, maintaining the water distribution system itself, and recovering the total cost, including debt charges, from the consumers of the water.

This report will recommend an increase of 19.6% in flat and metered water rates for the year 1976, the first since January 1, 1971. At that time, an 8% increase was approved by Council, an increase that was considered to be sufficient for 5 years ending December 31, 1975. The intention was to have a 5 year period to avoid frequent changes of rates by providing surpluses in the first two years of operation, a break-even situation in the third year and deficits the following two years.

The concept of setting rates to cover a 5 year program is not realistic in today's high inflationary period and we are therefore recommending that the rates be set annually.

Clause #3 continued:

The report is forwarded to Council in the following format:

- A. History and Effects on Water Rates Stabilization Reserve
- B. Proposed Changes in Flat Rate Policy
- C. 1976 Financial Picture for the Water Utility
- D. Proposed Increase in Flat Rate Water Charges
- E. Proposed Increase in Metered Water Charges
- F. Summary and Recommendations

A. History and Effects on Water Rates Stabilization Reserve

It is impossible to exactly match revenues and expenditures for any given year, and for this reason, a water rates stabilization reserve was established in 1965 amounting to \$368,163 using the operating surplus for that year. The reserve was set up to offset operating deficits in any year that such deficits occurred. The years 1966 to 1969 produced surpluses which were taken into the City's general revenue as it was considered not necessary to increase the size of the reserve. In 1970, there was a deficit on the operation amounting to \$360,471 which was provided from the reserve. At that time, the rates were increased 8% to produce a five year break-even period. The following table shows the estimates, the actual, and the effect on the reserve.

1971-1975 Projection vs. Actual

<u>Year</u>	<u>Estimated Net Surplus/Deficit Per 1970 Report</u>	<u>Actual Surplus/Deficit</u>	<u>Reserve Balance Dec. 31st</u>
1970 Balance forward			7,692
1971	120,000	84,248	91,940
1972	60,000	352,783	444,723
1973	10,000 (D)	323,413	768,136
1974	65,000 (D)	61,942	830,078
1975	120,000 (D)	710,000 (D) (est.)	120,078 (est.)

As can be seen, the estimated deficit for 1975 will basically eliminate the reserve as at December 31, 1975. The balance of \$120,000 in the reserve has been taken into the calculation for 1976 in an attempt to reduce the large increase from 1975 to 1976. It is brought to City Council's attention that any loss at year end in 1976 in the water works operation including the use of the reserve will have to be provided from general revenue. However, the estimates contained in this report are considered sufficient to avoid this possibility.

B. Proposed Changes in Flat Rate Policy

In order to effectively administer an annual change of rates, we are recommending that the rate structure be simplified as follows:

(i) Flat Rate for Single Family Dwellings

There are some 36 different flat (domestic) rates that can apply to property, depending upon the size of property, size of pool, or for an extra dwelling unit. This rate structure was designed at a time when there were 15 water inspectors on staff. A major change in procedures in 1965 eliminated the need for house to house inspection and reduced the number of inspectors to 6. The present 6 inspectors on staff are fully occupied in reading and inspection of metered water and fire services. These factors have made it impracticable to maintain the wide rate structure and therefore the intended equity concept is not obtained. A survey of the neighbouring municipalities revealed that they charge a basic flat rate fee to all single family dwellings, duplexes are charged twice the single family fee and extra units that offer less than complete facilities are not charged.

Clause #3 continued:

Recommended Policy Change

That effective January 1, 1976 one flat rate for all single dwelling units be established in lieu of the present variable rate structure. (For details see section "D" of this report.)

(ii) Swimming Pools

Water revenue received in 1974 by the City of Vancouver for swimming pools with less then 5000 cu.ft. was \$3000. This revenue was for permanent (in ground) pools. It is virtually impossible to insure that all swimming pools are being charged due to the growth over the last few years in build-your-own in ground, above ground, etc. types of pools. The latter tend to use more water than the permanent in ground concrete pools and therefore any attempt at equity in charging for usage of water is not achieved.

Recommended Policy Change

That effective January 1, 1976 the charge for fish ponds, swimming pools, ornamental pools, etc. up to 5000 cu.ft. in size be eliminated, with pools in excess of 5000 cu.ft. to remain on meters.

(iii) Garden Permits

Section 33 of the Water Works By-Law provides:

"The collector may agree to the use of water for Garden Lots upon payment in advance of the rates prescribed in Schedule "E" if in his opinion the necessary facilities are available and the said use is restricted to garden use only."

The issue of garden permits is under the control of the Supervisor of Property and Insurance. He has advised that from an administrative point of view it would be more appropriate to collect a single fee to replace the water charge but not specifically identified as for water usage. In 1975 approximately 40 permits were issued for a total water revenue of \$550. The rental fee for 1976 to be set at \$11.50.

Recommended Policy Change

That effective January 1, 1976 Section 33 and Schedule E of the Water Works By-Law be deleted and that the Supervisor of Property and Insurance charge a rental fee of \$11.50 for 1976. This fee to be reviewed annually by the Director of Finance for Report to Council if revisions required.

C. 1976 Financial Picture for the Water Utility

The estimated loss in 1975 for the water works operation is \$710,000 leaving a balance in the Water Rates Stabilization Reserve of \$120,000. The projected loss in 1976 at the same level of fees will be \$1,440,000 - for which only \$120,000 is available in the reserve leaving \$1,320,000 to be provided by an increase in fees of 19.6%. The details are as follows:

Water Works Operation

Estimated Expenditures	1976 Estimates	1975 Actual *
Debt Charges	\$3,245,000	\$2,818,000
Water Purchases (G.V.W.D.)	3,080,000	2,961,000
Water Rates Billing Expense	248,000	226,000
Operating and Maintenance	<u>1,583,000</u>	<u>1,421,000</u>
	8,156,000	7,426,000

Clause #3 continued:

Estimated Revenue

1975 Revenues				
Flat Rate	\$2,946,000			
Metered Rate	3,770,000	6,716,000	6,716,000	
Projected Deficit		1,440,000	\$ 710,000	
1976 Increase @ 19.6%		1,320,000		
Deficit to be Provided From				
Water Rates Stabilization Reserve		\$ 120,000		

* Subject to final close of City books.

The effects of the proposed increase and change in policy are shown in the following two sections - (D) Proposed Increase in Flat Rate Water Charges and (E) Proposed Increase in Metered Water Charges.

D. Proposed Increase in Flat Rate Water Charges

The following tables show the proposed flat rate water charges for 1976 taking into account the policy changes and rate increases recommended in this report.

(i) Single Dwelling Unit (Schedule "B" - Water Works By-Law #4848)

No. of Properties	Site Size in Sq.Ft.	Present Rate		Rate with 19.6%		Proposed Rate
		Per Year	Total \$	Per Year	Total \$	
40,608	up to 4356	\$34.00	\$1,380,672	\$40.75	\$1,654,776	
24,480	4356-6600	36.75	899,640	44.00	1,077,120	
9,058	6600-8844	39.00	353,262	46.50	421,197	\$43.25
3,256	8844-13,332	44.25	144,078	53.00	172,568	
658	13,332-21,780	54.00	35,532	64.50	42,441	
78,060	TOTAL		\$2,813,184		\$3,368,102	

Additional Charges:

5,138	Extra dwelling units	\$13.00	\$66,794	\$15.50	\$79,639	\$15.50
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Fish Ponds, Swimming Pools, Ornamental Pools, etc.

357	up to 500 cu.ft.	-	\$3,000	-	\$3,588	-
	500-1000	\$2.05		\$2.45		
	1000-2000	4.10		4.90		
	2000-3000	7.00		8.35		
	3000-4000	9.70		11.60		
	4000-5000	12.50		14.95		

All pools in excess of a capacity of 5000 cu.ft. are metered No Change

(ii) Flat Charges for Unmetered Fire Service Pipes (Schedule "C" - Water Works By-Law #4848)

1,179	2 inch or smaller	\$19.50	\$52,400	\$23.50	\$62,670	\$23.50
	3 inch	29.50		35.00		35.00
	4 inch	40.50		48.50		48.50
	6 inch	47.50		56.50		56.50
	8 inch	55.00		66.00		66.00
	10 inch	58.50		70.00		70.00
	12 inch	62.50		75.00		75.00

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Clause #3 continued:

(iii) Flat Charges for Garden Lots (Schedule "E" - Water Works By-Law #4848)

35	{	up to 4356 sq.ft.	\$11.50	\$550	{	\$13.75	\$650	-
		4356-6600	14.00			16.75		
		6600-8844	16.50			19.75		
		8844-13,302	22.50			27.00		
		13,332-21,780	32.50			39.00		

E. Proposed Increase in Metered Water Changes

The meter rates to be increased 19.6% as shown in the following schedule:

Charges for Metered Water Service - Schedule "D" of Water By-Law

Water Consumption Charge

				Rate Per Unit of 100 cu.ft.	
<u>Two-Monthly Period</u>		<u>Four-Monthly Period</u>	<u>Present</u>	<u>Proposed</u>	
First	200 units used	First 400 units used	22.9¢	27.4¢	
Next	400 units used	Next 800 units used	18.4¢	22.0¢	
Next	1000 units used	Next 2000 units used	14.3¢	17.1¢	
Over	1600 units used	Over 3200 units used	12.8¢	15.3¢	

A minimum quantity of 8 units per month will be charged for, should a lesser quantity or no water be consumed.

Meter Charge Based on Size and Type of Meter,
Payable on Each Service in Addition to
the Water Consumption Charges

Serviced with standard type meters

Per Two-Monthly Period

	<u>Present</u>	<u>Proposed</u>
5/8 & 3/4 inches	\$ 4.15	\$ 4.95
1 inch	4.50	5.40
1½ inch	5.45	6.50
2 inch	6.75	8.10
3 inch	13.00	15.55
4 inch	16.45	19.65
6 inch	21.10	25.25
8 inch	32.25	38.60
10 inch	40.35	48.25

Per Four-Monthly Period

5/8 & 3/4 inch	5.30	6.35
1 inch	6.05	7.25
1½ inch	8.00	9.55
2 inch	10.50	12.55

Serviced with low head loss meters

4 inch	18.75	22.45
6 inch	28.05	33.55
8 inch	37.10	44.40
10 inch	45.95	54.95

Clause #3 continued:

The above rate increases will result in an increase in revenue of \$738,900 on the 1975 amount of \$3,770,000 for a total estimated 1976 water meter revenue of \$4,508,900.

F. Summary and Recommendations

The foregoing report deals with the overall operation of the City's water works utility system. City Council policy has for many years been that the cost of the water utility is to be recovered from the users. In order to continue this policy a substantial percentage (19.6) although not necessarily dollar increase will be required in 1976. In order to keep the increase to a minimum in 1976 this report has recommended that the period covered be reduced from 5 years to 1 year and that the balance in the Water Rates Stabilization Reserve amounting to \$120,000 be used.

In order to ease the administration of more frequent changes there have been certain policy changes recommended that would simplify the system with little effect on the equity of the charges to the user.

Therefore the Director of Finance recommends that:

- 1) The policy of setting water rates charges on a 5 year basis be changed to an annual basis.
- 2) The balance in the Water Rates Stabilization Reserve estimated at \$120,000 as at December 31, 1975 be used in establishing the water rates for 1976.
- 3) Flat water rates for single dwelling units be set at one rate and that for 1976 this rate to be \$43.25.
- 4) The additional flat charges for fish ponds, swimming pools, ornamental pools under 5000 cu.ft. be deleted.
- 5) The flat water charges for garden lots as levied under the Water Works By-Law be deleted and that a rental fee be established at \$11.50 for 1976.
- 6) The balance of flat rate and metered water fees be increased 19.6% as detailed in Sections "D" and "E" of this report.
- 7) The Director of Legal Services be requested to amend the Water Works By-Law #4848 for changes approved by City Council to be effective January 1, 1976."

The City Manager RECOMMENDS approval of the foregoing report of the Director of Finance.

FOR COUNCIL ACTION SEE PAGE(S) 108 9

PERSONNEL MATTERSRECOMMENDATION

1. Approval in Advance of 1976 Budget - Managerial and Supervisory Course Attendance - 48 Employees, All Departments

The Acting Director of Personnel Services reports as follows:

"Funds in the amount of \$10,156.50 have been requested for Appropriation 7045/490 - Supplies and Services, Training Activities. Of this amount \$5,670.00 has been budgetted for three Management and Supervisory Courses.

It is proposed that the first two of these courses be held in March and April 1976 at a cost of approximately \$3,780.00. These courses, which are nine days in length, (five days on course, five days back on the job, and four more days on course), have proved highly successful and places on the course have been requested by all Departments.

In order to operate the course, (that is, to purchase supplies, acquire guest lecturers, and schedule personnel on to the courses), it is necessary that funding is available to provide the March and April courses.

Therefore, I RECOMMEND that the attendance of 48 employees at the "Management and Supervisory Course" be approved in advance of the 1976 budget at an estimated cost of \$3,780.00."

The City Manager RECOMMENDS that the foregoing recommendation of the Acting Director of Personnel Services be approved.

2. Leave of Absence - Mrs. A. I. Derby
Plan Checking Assistant I

The Director of Permits and Licenses reports as follows:

"His Excellency The Governor General In Council, on the recommendation of the Minister of National Health and Welfare, has re-appointed Mrs. A. I. Derby as a member of the Canada Pension Plan Advisory Committee. Such appointment to terminate October 11, 1977.

Based on past experience, Mrs. Derby will probably be asked to attend two Cabinet meetings and two Committee meetings per year in Ottawa, Ontario, requiring her absence from duty for two days, including travelling time, in each case.

The Director of Personnel Services advises that there are no provisions in the Personnel Regulations to cover the leave of absence requested.

'CONSIDERATION:

The request of Mrs. A. I. Derby for leave of absence with pay to attend Cabinet and Committee meetings of the Canada Pension Plan Advisory Committee, as required, to October 11, 1977.'

Council has granted Mrs. Derby leave of absence with pay previously, to enable her attendance at the Committee meetings during the past two years."

The City Manager RECOMMENDS that Mrs. Derby's request be granted.

Manager's Report, February 6, 1976.....(PROPERTIES - 1)

PROPERTY MATTERS

RECOMMENDATION

1. Extension of time to Complete Development
Maq Holdings Ltd. 879 East Hastings St.

The Supervisor of Property and Insurance and the Director of Legal Services report as follows:

"On December 16th, 1975 City Council (In Camera) dealt with a report setting out Maq Holding's failure to complete development on Lot C, Block 61, D.L. 181, Plan 196, situated at 879 East Hastings Street, in accordance with predetermined conditions of sale and an option agreement and bond to ensure development would take place within a reasonable time, and resolved:

'That the Director of Legal Services be authorized to make a claim against the bonding company; and to initiate all necessary proceedings to exercise the option to repurchase Lot C, Block 61, D.L. 181, Plan 196 for \$51,000.00 in accordance with the agreement. As the City is required to act within a specified period of time to safeguard its interests this matter must be dealt with immediately. Funds to be provided from Redevelopment Project 2 (account code # 5847/44).'

Following Council's action a Caveat (which expires February 18, 1976) was filed against the property; the bonding company was informed that the purchaser had not completed development in accordance with the bond, and Maq Holdings were requested to transfer the property with clear title to the City.

Maq Holdings requested that they be given another chance to complete development. A meeting was held between members of the Law Department, Property and Insurance, and Maq Holdings' principals, solicitor and architect. Maq Holdings' explained the reasons why development of various proposals, for which development permits had been issued, could not be proceeded with, and advised that, as one of their own subsidiary companies was required to relocate its premises, development of this site for the company's own use must now take place. In addition the company can now arrange its own financing. They have spent \$61,766.00 already in development expenses. If given another opportunity by extension of time to complete development to January 31st, 1977, the company and its solicitor gave assurance that the project would be completed within the time specified.

If an extension is approved by Council Maq Holdings have agreed to immediately execute a new option to purchase agreement, with such agreement to be registered as a first charge against the property. Development is to be considered complete when a Certificate of Occupancy is issued by the City Building Inspector. The Director of Legal Services and the Supervisor of Property and Insurance believe that under the circumstances the development will proceed as stated by the principals and therefore:

RECOMMEND that Maq Holdings be granted an extension to January 31st, 1977, to complete development (completion to be defined as issuance of a Certificate of Occupancy by the City Building Inspector); such extension to be subject to an option satisfactory to the Director of Legal Services to repurchase the property, free of encumbrances, at the net sale price; and such other documentation as the Director of Legal Services may deem necessary to protect the City's interest."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance and the Director of Legal Services be approved.

2. Lease of 250 Terminal Avenue

The Supervisor of Property and Insurance reports as follows:

"This City property (Lot 16 Block A2 D.L. 2037) is located within the industrial area bounded by Industrial Avenue, Main Street, Terminal Avenue and Station Street.

It has been leased since 1924 and in 1967 the building reverted to the City.

The building comprises a 2 storey brick and frame warehouse with approximately 7800 square feet on the main floor and 2400 square feet on the second floor. The second floor is largely unuseable because of lack of proper access and non compliance with fire regulations.

Council May 29, 1973 approved a lease to Pacific Spectra Ltd. expiring December 31, 1975 at a rental of \$455.00 per month and taxes. Pacific Spectra had an option to renew but did not exercise the option.

The building is now occupied by Spearhead Chemicals on a month to month basis at a rental of \$875.00 per month and taxes. Spearhead have asked for a lease until 1988 which is the common expiry date of leases in the area.

After negotiations the Lessees have agreed to the following:

Premises	Main floor plus approximately 400 sq. ft. of second floor front. This portion of the second floor to be used as office space only.
Use	Warehouse and Office.
Term	February 1, 1976 to December 31, 1988.
Rent	For the first 2½ years - \$875.00 per month, plus 1/12th of annual taxes as if levied.
Review	Every 2½ years and to be market rental value on the basis of a flat rate, plus taxes as if levied.
Repairs	Lessee to repair to the standard of a prudent owner. Lessee responsible for repairs to roof cladding, but not responsible for structural repairs.
Outgoings	All outgoings to be paid by Lessee.
Restrictions	Balance of 2nd floor not to be utilized without consent of City Council.
Surety	Lessee to provide Surety Bond for 3 month's rent or deposit 3 month's rent with the City.
Bylaws	Lessee to obey all City Bylaws, including obligation to remove snow from the sidewalk.

Due to change in use the heating controls require improvement and the lessee asks that this work be done by the City. The request is reasonable and the estimated cost amounts to approximately \$1,000.00.

RECOMMENDED that Lot 16, Blk A2, D.L. 2037 be leased to Spearhead Chemicals on the foregoing basis and the City spend up to \$1,000.00 to improve the heating system."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be approved.

Manager's Report, February 6, 1976..... (PROPERTIES - 3)

3. Extension of option
Anavets Senior Citizens Housing
900 Block East 8th Avenue

The Supervisor of Property and Insurance reports as follows:

"On August 29, 1972 City Council approved the sale of the above site to the Anavets Senior Citizen's Society. In February, 1973 title to the property was transferred to the Society and the City retained an option agreement to repurchase the lands at the net sale price if construction for senior citizen housing did not take place by August 29, 1974.

In July, 1974 the Society requested a six month extension to the option. They advised they could not go to tender nor apply for financing from Central Mortgage and Housing as the issuance of the Development Permit had been delayed. On August 9, 1974 Council approved their request and extended the option to February 28, 1975.

When the Society put plans out for tender they were advised the bids were too high for C.M.H.C. to service the project. Construction was therefore delayed and a further extension to the option was requested. On January 28, 1975 the option was extended to August 28, 1975.

Since the first design proposals were too expensive it was necessary for the Society to redesign to cut costs and go through the Development Permit application process again as well as complete all requirements to again apply for financing from C.M.H.C. Consequently another extension was applied for and on July 22, 1975 Council approved extending the option to February 28, 1976, with the City having 3 months from that date to exercise its option.

On January 26, 1976 a request was received from Anavets Senior Citizen's Housing Society for another extension of one year on the option. C.M.H.C. have indicated that funds will not be available until the budget is approved for the next fiscal year and have asked the Society to resubmit plans and specifications for review by them. In addition, redesigning will once again be necessary in an effort to bring down costs.

The Society have expended considerable time and monies in an effort to bring this development to fruition. It is expected that a further extension of one year will enable the Society to resolve their planning and financing difficulties. It is therefore:

RECOMMENDED that Anavets Senior Citizens' Housing Society be granted an extension of one year from February 28, 1976 to February 28, 1977; the City to have 3 months from that date in which to exercise its option; this extension to be subject to any documentation deemed necessary by the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

4. Assignment of Lease-City-owned Lot 4,
Block 52, D.L. 37. Situated: S/S of
3300 Block Kingsway, West of Tyne Street

The Supervisor of Property and Insurance reports as follows:

"City-owned Lot 4, Block 52, D.L. 37, situated on the south side of Kingsway west of Tyne is leased to Marine Hotel Ltd. for a period of 20 years expiring on March 31, 1981. The site is utilized for required parking purposes in conjunction with their Hotel operation and the lease is subject to rental review at 5 year intervals, the next review being April 1, 1976.

Manager's Report, February 6, 1976.....(PROPERTIES - 4)

Clause #4 (Cont'd)

Marine Hotel Ltd. has now been sold and the new owners Butterworth Holdings Ltd., Frizzell Holdings Ltd. and Legree Holdings Ltd. have requested consent to an assignment of the lease to their interest.

RECOMMENDED

that consent be given to assign the lease of City-owned Lot 4, Block 52, D.L. 37 from Marine Hotel Ltd. to Butterworth Holdings Ltd. et al subject to the documents of assignment being to the satisfaction of the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be approved.

5. McLaren Electric Building, 2151 Burrard Street
Lease of portion (2160 square feet) of second floor

The Supervisor of Property and Insurance reports as follows:

"City Council on December 2, 1975, approved a lease of the above premises to Trend Kitchen Centre Ltd. for a term of five years commencing December 1, 1975, with full rental review after 2½ years.

The lessee's solicitor after examining the lease has asked that his client be given a right to renew for a further five years because of the costly remodeling and renovation program being planned by the lessee which would have to be amortized over this short period. It is understood that a full rental review would be conducted after 2½ years of the renewal period.

Under the circumstances the above request appears reasonable in view of City Council's approval on November 25, 1975, of a five year lease with an option to renew for a further five years to Daycor West Accessories Ltd., a lessee in the same building.

Therefore, it is RECOMMENDED that the lease arrangements with Trend Kitchen Centre Ltd. be amended to include a right to renew for a further five years. All other terms and conditions as approved by City Council on December 2, 1975, to remain and the amended lease to be drawn to the satisfaction of the Director of Legal Services and the Supervisor of Property and Insurance."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be approved.

6. 39 Lots in the Strathcona Area
- Option to Repurchase

The Supervisor of Property and Insurance reports as follows:

"On March 6, 1973, City Council approved the sale of various properties in the Strathcona area with date of sale established as May 1, 1973. The City retained an option to repurchase if development did not commence by November 1, 1974.

On October 18, 1974, the Minister of Housing, on behalf of the Province of British Columbia, submitted a formal request to have the option modified to extend the expiry date to November 1, 1975. The Director of Planning submitted this request to Council on November 5, 1974 and a six month extension only to May 1, 1975 was approved.

Clause #6 (Cont'd)

Thompson, Berwick, Pratt and Partners, Architects for the development, by letter dated April 2, 1975, submitted a further request to re-consider extending the option to November 1, 1975. Delays centered around issuance of the Development Permits were stated to be the cause of the delay in starting construction. However, their extension request was approved only to July 15, 1975, at Council of April 15, 1975.

In July, 1975 the Department of Housing asked for a further extension to December 31, 1975 and Council approved this request July 29, 1975. Also on September 16, 1975 Council approved repurchasing two of the 39 lots and title was transferred to the City in November, 1975. The option has been released on these two lots as well as on 19 of the original 39 sold, as development, under the terms of the option has been completed.

The option to repurchase now covers 18 lots in the Strathcona area. On January 8, 1976 The Provincial Department of Housing submitted a further extension request pending Council's ratifying a zoning change to RT-3 for Phase III of the Strathcona Infill Housing Scheme.

The changed zoning has been approved by Public Hearing and was ratified by Council January 27, 1976. Following the rezoning approval the architect will submit development permit applications and expects to meet the development conditions of the option within six months. It is therefore:

RECOMMENDED that the Provincial Government be granted a further extension to the option agreement from December 31, 1975 to June 30, 1976. The City to have 3 months from that date in which to exercise its option; this extension to be subject to any documentation deemed necessary by the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be approved.

FOR COUNCIL ACTION SEE PAGE(S) 197-20

B

Manager's Report

TO: Vancouver City Council

CLASSIFICATION: RECOMMENDATION

SUBJECT: Lot 1, Block 2, N/W $\frac{1}{4}$ Section 24 T.H.S.L., Plan 15707
Situating: S/E Corner of Venables & Renfrew Streets.
Residences for Senior Citizens

The Supervisor of Property and Insurance reports as follows:

"On December 10th, 1974 City Council approved the sale of Lot 1, Block 2, N/W $\frac{1}{4}$ Section 24 T.H.S.L., Plan 15707 to the Provincial Government with the conditions that the site be used for Senior Citizens Housing and that B.C. Housing Foundation be given first choice to develop the property.

The City retained an option to repurchase in the event development was not commenced to a point where foundations had been poured within 12 months from the date the Province received a registerable conveyance.

On February 20th, 1975 a restrictive covenant was registered, to insure the development would be used solely for the purpose of housing the elderly; a conveyance was also registered and an option to repurchase in favour of the City in the event construction had not commenced to the point of pouring of foundation walls, by February 20th, 1976. Under this option the City has agreed to refrain from exercising the option until after February 20th, 1976.

B.C. Housing Foundation were originally going to lease this property from the Province but are now arranging to purchase it subject to the option held by the City. They are also arranging financing through Central Mortgage and Housing Corporation.

By letter dated January 23, 1976 the solicitor handling the acquisition for B.C. Housing Foundation has requested an extension to December 31, 1976 in which to commence construction, on behalf of his client. B.C. Housing have already called for tenders and expect to commence construction well in advance of December 31, 1976.

By letter dated January 30, 1976 the Provincial Government, as registered owner of the site, has also requested an extension to December 31, 1976 in which to commence construction. It is therefore:

RECOMMENDED that the City grant the Province an extension from February 20, 1976 to December 31, 1976 to allow time for construction to commence to the point where foundations have been poured."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be approved.

FOR COUNCIL ACTION SEE PAGE(S) 240

SPECIAL MEETING OF THE
STANDING COMMITTEE ON HOUSING AND ENVIRONMENT

January 29, 1976

A Special Meeting of the Standing Committee on Housing and Environment was held on Thursday, January 29, 1976, at 10:00 a.m. in the No. 1 Committee Room, Third Floor, City Hall.

PRESENT: Alderman Harcourt, Chairman
Alderman Bird
Alderman Boyce
Alderman Cowie
Alderman Rankin

CLERK: J. Thomas

RECOMMENDATION:1. Housing for the Handicapped

The Chairman welcomed representatives of handicapped groups to the first of a series of meetings to establish guidelines on what types of handicapped accommodation were needed. (A list of those present is on file in the City Clerk's Office.)

HOUSING NEED

Mary Knox, President of SPARC of B.C.'s Panel on Handicapped, representing 54 organizations and agencies of disabled persons and individual consumers, presented a brief (on file in the City Clerk's Office) in which the following points were made:

- a. Handicapped persons need to be integrated into the rest of the community as do all persons.
- b. Accessible housing is needed by all persons since most of us grow frail and/or disabled by aging.
- c. Physical or mental disability knows no social barrier. Disabilities are not confined to the aged and low income groups.

The Handicapped Resource Centre, which is Greater Vancouver's housing placement centre for persons with physical handicaps, had over the past two years, serviced almost 1,000 persons and at present 171 persons were seeking bachelor suites or one and two bedroom apartments. Forty percent of the persons seeking larger accommodation were restricted to the outlying areas of the City and this restriction added to transportation costs, made employment, shopping and social interaction extremely difficult.

The Panel and the Handicapped Resource Centre wanted to see all future rental housing constructed with:

- a. ramped access to the main entrance and elevator services
- b. apartment entrances with minimum 30" doors
- c. large bathroom doorways in suites
- d. increased bathroom floor area

The brief requested that:

- a. The City of Vancouver Building By-law No. 4795 be extended to cover all housing projects exceeding four units and that the standards prescribed in C.M.H.C.'s publication 'Housing for the Handicapped', be enforced in all new rental housing buildings.
- b. Unless it can be shown that site conditions are prohibitive, the percentage of units designed for accessibility to the handicapped must include 10 percent of the total number of units and should apply to each type of unit in the building, e.g. 1, 2 or 3 bedroom apartments.

The brief also outlined a number of possible changes to the bonusing provisions proposed for Kitsilano RM-3B and RM3A-1 zoning, and suggested that the bonusing system should be extended over the entire City.

Cont'd . . .

Mr. W. Casson, G.V.R.D. Housing Director, advised that the regional district project at 14th Avenue and Nootka Street would provide 50 suites for handicapped persons in a totally segregated building. Some suites at two other family-oriented projects, 7th Avenue (36 suites) and Grandview and Semlin (20 suites) would also be available for handicapped people.

Handicapped representatives were invited to submit their views on housing need, design, location-benefits of different areas of the City to the Planning Department which was currently preparing recommendations for a report on future housing needs.

Mr. R. Nessel, Project Co-ordinator, reported that his group, The Lower Mainland Society for Residences for the Physically Handicapped, had commenced construction of a 24 unit two-storey group home at False Creek with completion expected in June.

BONUSING

During discussion on the bonusing proposal Planning Department staff advised that approximately three developers had expressed an interest in building strata title suites in the Kitsilano area. C.M.H.C. was not interested in buying rental units but there was a possibility that the bonused units could be acquired and sold under the Assisted Home Ownership Program.

Alderman Marzari, who was unable to attend the meeting, submitted a memorandum in which she made the following points:

- a. Zoning should not be restricted to Kitsilano. Efforts should be taken through the zoning by-law to incorporate a similar bonusing clause in all RM-3 and RM-3A areas.
- b. A Standards Committee should be struck -- SPARC, the Director of Legal Services, and the Panel on Handicapped -- to ensure that the units are:
 - i. designed in consultation with handicapped people;
 - ii. held in perpetuity for the handicapped (under an agreement with the city);
 - iii. filled with people who need the accommodation most.

RENTAL ASSISTANCE

Concern was expressed that under present regulations, the handicapped were not eligible for rental assistance in housing units administered by B.C. Housing Management Commission. It was the consensus of the meeting that the handicapped should receive the same consideration as low income families and senior citizens.

Mr. Casson advised that discussions had taken place with the former Provincial Government, which had been sympathetic to the proposed policy change, but before an Agreement could be signed the provincial election had taken place. He had been trying for three months, without success, to get a commitment.

RECOMMENDED,

THAT the Standing Committee on Housing and Environment be authorized to strike a committee, to include handicapped representatives, to meet with the Minister of Housing to press for immediate changes in legislation to extend the rental assistance program to handicapped persons.

The meeting adjourned at approximately 11:30 a.m.

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON
HOUSING AND ENVIRONMENT

January 29, 1976

A meeting of the Standing Committee of Council on Housing and Environment was held on Thursday, January 29, 1976, at 1:30 p.m. in the No. 1 Committee Room, Third Floor, City Hall.

PRESENT: Alderman Harcourt, Chairman
Alderman Bird
Alderman Boyce
Alderman Cowie
Alderman Rankin

CLERK: J. Thomas

The Minutes of the meeting of December 18, 1975, were adopted.

INFORMATION:

1. Status Report on Government Assisted Housing

The Committee considered a report of the Housing Planner dated January 16, 1976, (on file in the City Clerk's Office) summarizing the 1975 activities of government assisted housing in the City of Vancouver and highlights of anticipated actions for 1976, together with 1974-75 comparative statistics.

The Housing Planner reported:

"1975 continued the trend of planning and construction of government assisted housing being primarily directed toward seniors' accommodation; 96 percent of all newly built units in 1974 and 86 percent in 1975. In large measure, this resulted from attractive Federal and Provincial funding arrangements and the greater acceptability of seniors' accommodation by the community. In 1976, it is anticipated that family housing will be a more significant proportion of the total as projects now underway are completed.

During 1975, the prime causes of delay in securing approval for government assisted housing in Vancouver centered about rezoning and funding applications. An acute shortage of appropriately zoned land at prices acceptable to senior governments led many government assisted housing sponsors in Vancouver into the difficult situation of having to attempt to secure and upzone low density land before funding approval was granted. In addition, the number of funding applications for seniors' accommodation from throughout the Province resulted in a number of otherwise "ready-to-go" projects being deferred to 1977 for funding."

The Housing Planner noted that government assisted housing units completed during 1975 totalled 1,595 units comprising 178 units of family housing; 1,377 senior citizen; 40 handicapped. Presently under construction were 53 family units; 283 senior citizen; 192 single person. In various stages of planning or seeking approval were another 1,858 units - 575 family; 1,127 senior citizen; 156 other. Currently in the development stage were 1,781 City of Vancouver units: Langara, 100 senior citizen (project also includes 200 "market" townhouses); Champlain Heights, 1,000 assisted units through 1978 (project includes 1,059 "market" units); False Creek, 339 family, 79 senior citizen, 263 other.

RESOLVED,

THAT the report of the Housing Planner, dated January 16, 1976, be received.

Cont'd . . .

RECOMMENDATIONS:

2. Vacant Premises Survey in the Downtown Core Area

The Committee had for information a City Manager's Report dated January 23, 1976, in which the Medical Health Officer indicated the present status of a number of vacant premises in the downtown core area. The Committee considered this report in detail and following discussion,

RECOMMENDED,

THAT the owners of the following premises be requested to appear before the Standing Committee on Housing and Environment to show cause why the Committee should not recommend to Council that orders be issued by Council requiring the owners of such premises to renovate the same under the provisions of the Standards of Maintenance By-law:

331 Main	30 ½ E. Hastings
536 Prior	53 E. Hastings
349 Powell	210 Keefer
420 E. Hastings	207 Union
420 E. Cordova	52 Water
522 Richards	515 W. Pender
525-31 Carrall	876 Granville
445 Gore	172 E. Cordova

3. Royal Rooms, 237 Main Street

The Medical Health Officer in the following City Manager's Report, dated January 21, 1976, reported as follows:

"Further to your request for information regarding the status of the above mentioned Lodging House. Repeated efforts by this department to resolve problems in the Royal Rooms have met with only partial success. There appear to be problems between the operator and owner over the lease, resulting in the operator's unwillingness to carry out necessary improvements. On January 6, 1976 a full inspection was carried out and the attached letter was sent to Mr. Kwok Tong Quon on January 9, 1976. A re-inspection was made on January 19, 1976 and there were no noted major improvements in the premises. An appointment has been made with the Prosecutor for January 22, 1976 to discuss the laying of charges under the Lodging House Bylaw.

Section 18(5) of the Lodging House Bylaw permits the Medical Health Officer to issue an Interim Operating Permit for a period of up to one year, where he is satisfied that the applicant is actually proceeding with work necessary to make the premises comply with the Provisions of this Bylaw.

The present condition of the premises makes it impossible for this department to issue an Operating Permit or an Interim Operating Permit. Interim Permits have been issued for the following periods:

October 31, 1974	-	January 31, 1975
January 31, 1975	-	September 15, 1975
October 24, 1975	-	November 28, 1975
November 20, 1975	-	December 31, 1975 "

Following discussion of the City Manager's recommendation that the owner and operator of the Royal Rooms, 237 Main Street, be required to appear before the Standing Committee on Housing and Environment to show cause why the premises should not be closed because of non-compliance with the Lodging House By-law, it was

RECOMMENDED,

- A. THAT the owner and operator of the Royal Rooms, 237 Main Street, be requested to come before the Standing Committee on Housing and Environment to show cause why the Committee should not recommend to Council that orders be issued by Council requiring the owners of such premises to renovate the same under the provisions of the Standards of Maintenance By-law.
- B. THAT the above noted City Manager's Report dated January 21, 1976, be received.

4. Progress on Enforcement of City Fire By-law to Upgrade Hotels

Submitted for the Committee's consideration was a Manager's Report, dated January 26, 1976, in which the Fire Chief reported as follows:

"In the last upgrading report of December 11, 1975 a list of buildings was submitted on which no progress had been made and buildings which were in for Prosecution.

The three licensed premises: Empress Hotel: Vanport Hotel and Ivanhoe Hotel are, as a result of Council action now taking positive steps to comply. In the meantime progress on the sprinkler installation at the Cobalt Hotel, 915-17 Main Street (Licensed premises) has slowed to the point that a Prosecution is being requested.

With respect to the hotels under Prosecution which do not have a liquor license, progress is as follows:

504 East Hastings Street Ferrara Court

254-62 East Hastings Street Sydney Hotel

These two are set for trial February 26, 1976.

101 East 7th. Avenue - Quebec Manor

The trial date was set for December 16, 1975 but it was adjourned for three (3) months when the defence pointed out that this was a Heritage Building and the Court was not clear if the Fire Bylaw would be applied.

A policy statement by Council would assist in clearing up this issue.

546 Prior Street

A sprinkler contract was signed by the owner December 16, 1975 and the case has been adjourned to February 17 to set a date for trial.

2440 Heather Street

Case adjourned to February 10, 1976 as in previous report.

777 Burrard Street - Irwington Court

The trial date for this case was December 16, 1975 but when it came before the Judge the defence argued that this was a Heritage Building and the case was adjourned to May 27, 1976 for trial. This was similar to the situation with Quebec Manor.

This case was reported in the Province newspaper (copy of article attached) in a negative manner and as a result we have requested a copy of the transcript to determine what actually took place in this case.

522 Richards Street - Kingsley Hotel

Premises vacant.

18 West Hastings Street - Burns Block

This was to come to trial on January 7, 1976 but the Crown had to request an adjournment to February 17, 1976 due to our Inspector being unable to attend.

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Cont'd . . .

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The balance of those hotels reported have completed the required work or are in the final stages of completion.

In 1975 there were 46 Prosecutions requested under the City Fire Bylaw, plus 23 under Provincial Statute. Our experience in dealing with the Court relative to the City Fire Bylaw has been quite successful.

During this period there has been a very high turn-over of Prosecutors, making it difficult for our Inspectors to maintain a good line of communication. This has resulted in some extraordinary delays due to the Prosecutor's lack of knowledge of the case and the upgrading program. For example, in the case of the Empress Hotel there were eleven (11) adjournments allowed.

In our opinion one of the advantages of having the same Prosecutor dealing with all Bylaw cases is in the fact that he will soon become aware of all of the City Bylaws and the relationship of one discipline to the other. As a consequence he would be able to give advice and guidance as to which Bylaw would be most effective to deal with any situation.

The Provincial Fire Marshal has communicated his intention to make certain studies of the City Fire Bylaw but he has indicated he is not prepared to become involved in the economics of the upgrading program (see letter attached.)

I would suggest however, that the only practical method by which a realistic study can be made of the economics is for building owners, who receive orders to comply with the Bylaw within 90 days, to call in contractors and ask for estimates on the work required, in consultation with the inspectors involved in the program. The total costs involved in any area of the City can then be accurately computed.

A program of upgrading hotels in the City of Victoria is now being carried out under the requirements of the Fire Marshal Act. The City of Winnipeg also has a program of upgrading hotels and apartments underway (a copy of their Bylaw is attached.)

There does not appear to be any indication that emergency power for elevators will be required by the Keenlyside Report and therefore I recommend that we proceed with enforcing the requirements for emergency lighting in all appropriate buildings including those over 6 storeys in height."

Representatives of the Housing Rental Council of B.C. were present and addressed the Committee on the economic aspects of upgrading hotels and apartments under the provisions of the Fire By-law. After discussion they agreed to meet with appropriate City officials and contractors and submit to the Committee a list of selected buildings showing the estimated cost per suite of upgrading.

When reviewing the above report with the Committee, the Chief Fire Warden noted the Cobalt Hotel, 915-917 Main Street, was the only remaining licensed hotel in the downtown core area that had not complied with the sprinkler regulations.

RECOMMENDED,

- A. THAT the operators of the Cobalt Hotel, 915-917 Main Street, be requested to appear before the Standing Committee on Housing and Environment to show cause why the Committee should not recommend to Council that their City licenses be cancelled.
- B. THAT prosecution be proceeded with against the operators of the Cobalt Hotel for non-compliance under the provisions of the City Fire By-law.
- C. THAT the Council proceed with the enforcement of Fire By-law requirements for the provision of emergency lighting in all appropriate buildings, including those over six-storeys in height, as recommended by the City Manager in his report, dated January 26, 1976, quoted above.
- D. THAT the Director of Planning report to the Crown Counsel's Office on the status of Quebec Manor, 101 East 7th Avenue and Irwington Court, 777 Burrard Street, in relation to the Heritage By-law.

Cont'd . . .

5. Progress Report re Municipal By-law Court

The Director of Legal Services submitted a memorandum dated January 22, 1976, reporting progress on his Department's examination on the present method of conducting by-law prosecutions.

The Director of Legal Services reported as follows:

"At the present time, by-law prosecutions are being conducted by the office of the Crown Counsel. This has two main disadvantages. The first is that that office is totally divorced from the City Hall which results in an unavoidably detached attitude towards by-laws. The second is that the prosecutors in that office quite naturally are more pre-occupied with criminal and quasi criminal offences.

Our examination also reveals the fact that by-law offences average 1½ to 2 days per week in Court. (We do not include Street and Traffic By-law or other by-laws involving motor vehicle offences in this study.)

Under the present procedures it is not expected that the case load would rise drastically in the near future, but we have not really got going on prosecutions under the new Sign By-law or the Standard of Maintenance By-law.

By-law prosecutions are covered by the "Summary Convictions Act". Recent amendments allow a judge, upon conviction of an accused, to assess the person's ability to pay, and in many cases, therefore, the fines are nominal. Furthermore if the accused fails to pay a fine, there is no penalty other than to seek a civil judgment for collection.

In addition, a number of judges tend to impose a suspended sentence if the infraction has been remedied by the accused before the trial. To me, this indicates a general belief that By-law offences are not serious and are actually regulatory in nature. Hence, if the accused ultimately complies, why should the courts impose a sentence?

It has been suggested that a "referee system" be used in by-law cases similar to the system now used for traffic violations. Lawyers are not generally "appreciated" at such hearings, as the intention is to deal with the offences in an informal, summary way. Further, it is my observation that the Police Department members are unhappy to some extent with the new referee system as a number of persons are being acquitted for violations on other than legal grounds.

Furthermore, I believe the referee system could really only work where very simple questions of fact are involved. In spite of this, we might suggest that the referee system be tried on an experimental basis with some of our more straightforward by-laws.

Regarding actual prosecutions of by-law offences, I believe as a first step we should try using a system whereby a prosecutor is attached to the Law Department and commutes to the Provincial Courts in the same way as our civil litigation lawyers commute to the civil courts. If a prosecutor were attached to the Law Department he would be available to all the inspectors and would be in a much better position to prepare a case for trial. Furthermore I believe there would be more by-law enforcement than exists now. In my view he could be occupied on trials at least two days a week and the balance of his time could

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be spent in advising on questions of enforcement to the staff charged with enforcement and in properly preparing for trial, since he would be at the source of all his information.

I believe both the referee system and the "prosecutor on loan" experiments are worth considering and discussing with the Attorney-General.

I am quite certain the Crown Counsel's office would be glad to be rid of the by-law issue since they have no connection with the City Hall at all."

Following discussion it was

RECOMMENDED,

- A. THAT Council support in principle the proposal of the Director of Legal Services, contained in his report dated January 22, 1976, that a Prosecutor be attached to the Law Department for the purpose of preparing and prosecuting by-law cases, and advising City staff in the preparation of cases involving offences under City by-laws.
- B. THAT the report of the Director of Legal Services, dated January 22, 1976, be received.

INFORMATION:

5a. Court Proceedings re Fire and Lodging House By-laws

At its meeting on December 18, 1975, the Committee resolved to invite the Senior Crown Counsel, Mr. C.M. Norris, to discuss certain problems that had arisen in connection with prosecutions under the City's Fire and Lodging House By-laws.

Mr. Norris was present and reviewed some of the concerns expressed by the Committee, i.e.:

- Lengthy adjournments granted by the Courts - in one case repeated adjournments for two years.
- Staff changes in the Crown Counsel's Office resulting in a lack of continuity between City officials and prosecutors experienced in by-law offences.
- The attitude that by-law offences were not important which was reflected in the fines imposed by the Courts in cases that had cost many thousands of dollars to bring to trial.

Mr. Norris stated that adjournments were the exception rather than the rule as it was more advantageous to his office that cases be dealt with quickly. One specific case referred to by the Committee where there had been several adjournments because the defendant had trouble getting witnesses was going to trial on February 20, 1976. He had checked back over a year and a half but could find no record of any complaints by the City. If City officials felt there were instances where they were not getting the co-operation of the Crown Counsel's Office, he would be happy to meet with City officials and discuss matters. On the question of the Courts imposing unrealistic fines, Mr. Norris suggested that this indicated the by-laws required changes. He did not agree that changes in the Prosecutor staff presented serious problems.

The Medical Health Officer recalled two previous occasions when general discussions had taken place between the City and the Prosecutor's Office, one with Mr. Norris' predecessor. Dr. Bonham advised that he

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had been involved in a recent case where the changeover in prosecution staff had had a devastating effect on the proceedings.

It was agreed that City Health officials meet with Mr. Norris for further discussions and to explore specific cases.

RESOLVED,

THAT the oral presentation by Mr. Norris be received with thanks.

6. Wicklow Hotel, 1516 Powell Street

The Committee considered the report of the City Manager dated January 23, 1976, in which the Director of Permits and Licenses reported as follows:

"At the request of Alderman Harcourt, the Wicklow Hotel was inspected with the Standards of Maintenance By-Law in view.

The building is an old 4 storey combustible frame structure with a masonry shell and a partial basement. The building appears to be structurally sound. There are 102 rooms equipped with gas plates and used from time to time as housekeeping rooms. At present 63 are occupied.

The following conditions were found:

1. Fifteen rooms have undersized windows which limits light and ventilation.
2. Sixteen additional rooms have restricted light and ventilation because of a building which is immediately adjoining on the East side.
3. Nineteen rooms were found to be used for storage purposes only.
4. No hot water is supplied to any of the hand basins which are found in each of the individual rooms.
Extensive replumbing of the building will be necessary to provide this service.
5. All rooms and public hallways require repainting, and minor repairs to walls and ceilings.
6. All floor coverings in the rooms and the public hallways require replacement.
7. Four small areas of the public halls were found to be insecure and require further inspection.
8. The gas plates in all rooms require servicing and cleaning.
9. Eighteen rooms were found to have no electrical outlets. Rewiring to provide an outlet in each habitable room will be necessary. Numerous unauthorized extension cords were found in use in almost all rooms. Extensive rewiring of the building appears necessary.
10. No adequate second means of egress to grade is provided for tenants above the first floor. The lower portion of the fire escape system consists of a drop ladder and is not considered satisfactory.

The conditions referred to above could be dealt with under the Standards of Maintenance By-Law, however, proper management, which has obviously been lacking, will be required. This factor is not covered in the Standards of Maintenance By-Law.

It should be noted that:

1. The Medical Health Officer reports that the following action has been taken with regards to the aforementioned premises:
 - a) Pursuant to Council's instruction, discussions were held with the Crown Counsel regarding the laying of information under various sections of the Lodging House By-Law (January 22, 1976)
 - b) Twenty-two rooms were placarded as unfit for habitation due to their present condition. Twenty-one of these rooms were vacant at the time of the posting and the operator agreed to re-locate the one occupant to a more suitable room in the building.
 - c) Five occupants have been referred for medical assessment in order to ascertain if they should be relocated in more suitable accommodation.
 - d) Mr. Reardon has restored the heat and repaired the hot water supply to the bathing units.
2. The Chief Fire Warden reports that their Department has issued orders to up-grade the fire escape system, or install a sprinkler system. This order expires on January 27, 1976, and the normal enforcement procedures will follow."

After hearing representation from the co-operators of the Wicklow Hotel, Mr. Reardon, and Mrs. Tickleman, who referred to pending legal proceedings to establish the ownership of the hotel, the Committee,

RESOLVED,

THAT the report of the City Manager, dated January 23, 1976, be received.

RECOMMENDATION:

7. Bonus Provision: Kitsilano RM-3B and RM3A-1 Zoning

City Council, at its meeting on January 6, 1976, when dealing with the City Manager's Report, dated January 2, 1976, referred the recommendations of the Director of Planning and Director of Legal Services contained therein to the Committee for consideration.

The Director of Planning and Director of Legal Services reported as follows:

"1. Bonus Provision: Kitsilano RM-3B and RM3A-1 Zoning

The Directors of Legal Services and Planning report as follows:

"On December 4, 1975, Vancouver City Council in Committee of the Whole considered the proposed rezoning of the Kitsilano Apartment Neighbourhood. At this meeting Council resolved in part that:

"the reference in the Draft By-Law to bonuses for senior citizen, handicapped and low income housing be deferred pending a report being submitted by the Director of Legal Services and the Director of Planning on appropriate control and guidelines".

1. Control of Bonused Units

Section 24A of the Land Registry Act allows a municipality to obtain from a developer, a restrictive covenant regarding land use and allows such a

covenant to be registered against the land so that the same runs with the land and binds any and all successors to the title. A violation of the covenant where the conditions are not met provides that the municipality could launch an action to enforce the covenant or restrain its contradiction as the case may be.

This section of the Land Registry Act ensures that if the developer takes advantage of any bonuses granted, they can only be used for the purpose for which they were granted.

2. Guidelines for Bonused Units

Each planned development that indicates a willingness to utilize this bonus provision will, by necessity, be negotiated and dealt with on an individual basis, because of variables in land cost, financing, current construction and material costs, etc.

However, the intent of agreements that will be entered into between the City and builder, will be to provide these lower cost units along these criteria:

- A) Land component will not be included in the cost of those units designated for social housing.
- B) The cost of building "basics" will not be included in the cost of social housing units (elevators, roof, foundation, landscaping, etc.). The construction cost of the units will reflect basically their individual structure and their furnishings.
- C) Up to twenty per cent of the total units within the building will be designated for these purposes.
- D) The units must be of equal design, construction, materials and furnishings of the market units. However, in the individual negotiation that occurs, possible reductions in unit size for senior citizens may be desirable for additional or less costly units; units oriented to the handicapped will contain the appropriate "hardware".
- E) The bonused units will be randomly scattered throughout the building, to be determined in negotiations with the builder.
- F) The buildings will be generally required to meet all Central Mortgage and Housing Corporation and National Housing Act requirements.
- G) The builder will be permitted a profit of between five and ten per cent on the bonused units.
- H) The rental level or sales price will be determined for the following year in negotiations between the City and builder. In the case of rental units, the monthly rental level may be reviewed annually. In the case of condominium units, the purchaser will enter into an agreement with the City not to resell the unit for five years at a cost exceeding purchase price, plus the annual increase of the Consumer Price Index.
- I) Rental units would be filled from a list of tenants provided by B. C. Housing Management, the City of Vancouver, or other appropriate agency as approved by the City.
- J) Condominium units would be filled by prospective purchasers who are most in need of these units (i.e., approximately 25% of their income to mortgage payments would be a guideline in determining eligibility).

- K) In the long term, it is believed desirable that the City of Vancouver Housing Corporation staff assume the responsibility of implementing this bonus provision, through negotiations with developers, assisting in placement and reviewing rent levels and purchase price.

The provision of these guidelines for each individual project will be insured by a "contract" prepared by the Director of Legal Services and entered into between the builder and the City of Vancouver. This would then be the basis for a covenant, as explained in Section 1, under Section 24A of the Land Registry Act.

It is therefore recommended that the RM-3B and RM3A-1 District Schedules be enacted including the bonus provisions."

Mr. D. Janczewski, of the Planning Department, reviewing the report with the Committee, referred to certain revisions suggested by the Director of Planning relating to the resale of bonused units. He advised that concern had been expressed that upon resale in the open market the bonused units would appreciate beyond the financial reach of the low-income families they were originally intended for.

After discussion, it was

RECOMMENDED,

- A. THAT the guidelines relating to bonus provisions in Kitsilano RM-3B and RM3A-1 zoned areas referred to in the Manager's Report dated January 2, 1976, be approved in principle.
- B. THAT in a strata title situation, the sale by an owner of any bonused unit be conditional on the City retaining the right of first refusal, with the cost of the unit being the purchase price, plus an amount representing the annual increase in the Consumer Price Index.
- C. THAT the report of the City Manager, dated January 2, 1976, be received.

INFORMATION:

8. Killarney Gardens

The Committee on November 27, 1975, when discussing a brief presented by Tenants Rights for Children instructed the Director of Legal Services to report on aspects of the Human Rights Act, and the Landlord and Tenant Act.

The Director of Legal Services, in a report of the City Manager dated January 8, 1976, reported as follows:

"Council, when dealing with the Committee's report on this subject, passed two resolutions.

I was instructed to report on the possibility of laying charges under the 'Human Rights Act' and to report on whether there is any violation of the 'Landlord and Tenant Act'.

With respect to the 'Human Rights Act', I assume the Committee is concerned over whether discrimination with respect to people with children is an offence. It would appear not to be. The Act does not include this as a violation.

With respect to the 'Landlord and Tenant Act', I simply do not know, nor do I have any means of ascertaining, whether the landlords are in violation of any aspect of that Act. There are a great many 'do's and don'ts' with respect to the landlord's responsibilities. Examples are the state of repair and the provision of services, etc. It is simply not possible for me to form a judgment on whether the Act is being violated.

Cont'd . . .

Report to Council
Standing Committee of Council
on Housing and Environment
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Committee members are aware that the Rentalsman's office was established to implement the Act and under section 52 he has the responsibility of receiving complaints regarding alleged violations and has the authority to investigate them. The Act does not vest any authority in any civic officials to carry out investigations."

The Committee also considered a letter from the lawyers for the owners of Killarney Gardens (on file in the City Clerk's Office).

RESOLVED,

THAT the Manager's Report, dated January 8, 1976, be received.

The meeting adjourned at approximately 3:25 p.m.

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REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

January 29, 1976

A meeting of the Standing Committee of Council on Finance and Administration was held in the No. 2 Committee Room, third floor, City Hall on Thursday, January 29, 1976 at approximately 1:30 p.m.

PRESENT: Alderman Volrich, Chairman
Alderman Bowers
Alderman Marzari
Alderman Kennedy
Alderman Sweeney

COMMITTEE
CLERK: G. Barden

RECOMMENDATION

1. Fire Fighting Services in
British Columbia

The Committee had for consideration a summary of a report prepared by Dr. H. L. Keenleyside for the Provincial Government on fire fighting services in British Columbia (copy circulated). The summary was prepared by U.B.C.M. and they are requesting comments from all U.B.C.M. Municipalities on the effects which the report's recommendations might have on local government operations and finances. It is intended that a U.B.C.M. brief will be developed and submitted to the Provincial Government early in 1976 and any comments and opinions on any aspect of the report will be considered in the preparation of that brief.

The Committee noted that many of the recommendations in the summary are not applicable to the City of Vancouver and it was felt these should not be commented upon by the City of Vancouver.

Following further discussion it was

RECOMMENDED

- A. THAT the City Manager prepare a brief report to the Committee on items pertinent to the City of Vancouver;
- B. THAT the brief be presented as a separate report from the City of Vancouver to the Provincial Government with a copy to U.B.C.M.;
- C. THAT the Special Committee of Council on Fire Safety in High-Rise Buildings provide a status report on their actions.

Cont'd . . .

2. Meeting with Minister of Municipal Affairs on
Financial Assistance to Municipalities for 1976

Alderman Volrich reported that he had met with the Minister of Municipal Affairs to discuss financial assistance to Municipalities from the Provincial Government in 1976. The basic points that came out of the discussion were as follows:

- A. The Minister indicated that Municipalities in the Province would not receive less in the way of overall financial assistance than they received last year.
- B. The Minister indicated that the Provincial Government intends to carry through with its promise to come up with a formula for sharing of Provincial Government revenues with Municipalities. They are looking for a formula incorporating income tax, sales tax and additional revenues. The Minister stated it is impossible to arrive at a formula for this year and the sharing for 1976 will be primarily based upon last year's distribution. He expects a revenue-sharing formula to be decided upon for 1977.
- C. The Minister clearly indicated that the three million dollar Disparity Fund will be handled on a different basis this year and will likely be distributed on a per capita basis.
- D. The Minister indicated he was giving consideration to grants in lieu of full property taxes on Provincial buildings this year.

The Committee questioned inequities in the proportion paid by the City of Vancouver for the Assessment Authority. It was felt that strong representation should be made in this area.

The Chairman stated that it is expected that there will be more communication and contact with the Provincial Government this year and he will be meeting the Minister shortly for further discussion.

Following discussion it was

RECOMMENDED

- (i) THAT Council request the U.B.C.M. to confirm with the Minister of Municipal Affairs the understanding reached at the latest meeting of the U.B.C.M. representatives with him on payment of grants to municipalities fully equivalent to property taxes on Provincial Government properties. Further, that an early reply be requested from the Minister to permit inclusion of this grant in the City's 1976 Budget;
- (ii) THAT the Chairman and the Director of Finance prepare a brief to be filed directly with the Provincial Government dealing with the levy paid by the City for the Assessment Authority.

Cont'd . . .

3. Business License Fees

The Committee had for consideration a Manager's report dated January 27, 1976 (copy circulated) giving background information regarding increases in business license fees in 1976.

It was noted that license fees were last raised for the 1969 license year. It was also noted that there had been significant cost increases since that time, and increased fees effective for the 1973 and 1975 license years would have been recommended if staff and workloads had permitted, in order to avoid the high increases necessary for the 1976 license year.

The Committee centered discussion on the following two points in the report:

A. Apartment License Fees

The Committee questioned the cost of apartment fee increases and the relationship to the increases in the cost of administration of the License By-law in this area.

B. Second Hand Store License Fees

The Committee questioned policing costs for second hand stores and it was reported that many second hand stores do not fit into this category and should be reclassified.

The Permits and Licenses Department reported that a Committee has been formed to review the License By-laws in total and these matters will be dealt with.

Following further discussion it was

RECOMMENDED

THAT the Director of Finance report on the need for revision in license fees for 1977 with particular reference to apartment fees and second hand store fees, such reporting to be done on an annual basis.

The meeting adjourned at approximately 2:35 p.m.

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IVREPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

January 29, 1976

A meeting of the Standing Committee of Council on Community Services was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, January 29, 1976, at approximately 3:30 P.M.

PRESENT: Alderman Rankin, Chairman
Alderman Boyce
Alderman Marzari
Alderman Sweeney
Alderman Volrich

COMMITTEE CLERK: H. Dickson

INFORMATION

1. Farmers' Market

The Community Services Committee, at its meeting on 2nd October 1975, resolved:

- (a) THAT the Social Planning and Planning Departments work together to consolidate their information on permanent Farmers Markets and report back to the Community Services Committee in approximately one month; such report to include suggestions on lease and administration arrangements;
- (b) THAT the Provincial Department of Agriculture be asked its views and the opinion of its farm product Marketing Boards on the concept of a permanent Farmers Market in the City and that representatives of the Department be invited to appear before the Community Services Committee when the report referred to in Resolution (a) is before the Committee;
- (c) THAT the Park Board be asked its reaction, following consultation with the Department of National Defense, to the concept of operating a Farmers Market in the existing buildings at the Jericho site;
- (d) THAT the Committee inquire if Canadian National would be interested in leasing to a City Management group or private marketing group for a Farmers Market, the parking lot at its passenger pier at the north foot of Main Street.

The Committee had before it for consideration a Manager's Report dated 30th December 1975 (copy circulated) in which the Director of Social Planning concluded as follows:

"The City of Vancouver has encouraged the development of a Farmers' Market by produce growers or other interested parties on the assumption that a suitable City owned site might be made available at a nominal lease or some other concession granted but that site management and sub leases to vendors would be the responsibility of an appropriate sponsor. To date there has been little indication of serious intent to develop a full scale Farmers' Market in Vancouver under private auspices without considerable City subsidy."

Clause No. 1 Continued

The Director of Social Planning recommended that the City take no further action on its own initiative to develop a farmers' market in Vancouver.

The City Manager recommended approval of this recommendation of the Director of Social Planning.

Also before the Committee was a letter dated 5th November 1975 from the Board of Parks & Recreation (copy circulated), advising that the Board is not interested in a commercial operation, such as a farmers' market, being located on land that was dedicated for parks purposes. (This letter was in response to the Committee's Resolution (c) of 2nd October 1975.)

Also before the Committee, on this matter, was a letter dated 20th January 1976 (copy circulated) from Mr. A. J. Thomson, Marketing Officer, Marine Terminals of Canadian National, in response to the Committee's Resolution (d) of 2nd October 1975. This letter advised that the Canadian National dock at the north foot of Main Street is presently leased as a parking lot.

Appearing before the Committee this date were the Director of Social Planning, a representative of the City Planning Department, Mr. E. B. Pratt (In-Charge of the Food Promotion Division of the Department of Agriculture), Mr. R. B. Stocks (Secretary-Manager of the B.C. Federation of Agriculture) and representatives of various Marketing Boards.

Mr. Hans Rhenisch of United Fruit Growers, the main proponent to date for a farmers' market, was invited to attend but did not appear.

There was considerable discussion on this matter during which Mr. Stocks told the Committee that a recent poll of all marketing boards showed that none supported the concept of the farmers' market.

It was pointed out that a few farmers are interested in the farmers' market concept, that roadside produce stands are still operated by some farmers, but that generally a farmer cannot afford to leave his farm and travel to the city to participate in a farmers' market or hire someone to do such work for him.

Mr. E. Pratt of the Department of Agriculture told the Committee his Department conducted a feasibility study on a farmers' market concept and their conclusion was similar to that of the City Director of Social Planning - that farmers' markets have to be subsidized, that to be successful they should include arts and crafts and other commercial ventures, that it is difficult to attract sellers to such markets, that the number of farmers interested in such markets is dwindling, that such a market should be in an enclosed covered space, have adequate parking and be close to public transit and that the cost saving of products marketed through such a facility would be minimal.

The Committee felt it is still interested in trying to initiate some type of a farmers' market in the City and following discussion, it was

RESOLVED

THAT the report of the City Manager dated 30th December 1975, on Farmers' Markets, be received, it being understood that the City is still receptive to the concept of a farmers' market.

RECOMMENDATION

2. Liquor Permit Application - 1630 Alberni Street

The Committee had before it for consideration a Manager's Report dated 22nd January 1976 (copy circulated) on the application of Mr. A. Debicki, Architect for First Canadian Land Corp. for Development Permit No. 72303 to use a 1250 square foot portion of the main floor of the existing building as a cabaret and a 620 square foot portion of the second floor as a cocktail lounge.

The Director of Planning approved this application subject to the condition that prior to the issuance of the development permit, this request is to be referred to the Council Committee on new liquor outlets for consideration and necessary action.

Following brief discussion, it was

RECOMMENDED

THAT Council approve the application of Mr. A. Debicki, Architect for First Canadian Land Corp., for Development Permit No. 72303 to use a 1250 square foot portion of the main floor of 1630 Alberni Street as a cabaret and a 620 square foot portion of the second floor as a cocktail lounge.

INFORMATION

3. Neighbourhood Pubs - Hours of Operation

The Community Services Committee, at its meeting on 10th July 1975, after considering a letter dated 20th June 1975 from the Director of Licensing of the Liquor Administration Branch which asked the Committee's feelings on extending the hours of operation of neighbourhood pubs, recommended that Council disapprove of the extension of the hours of sale in the neighbourhood pubs but that this matter be reviewed again by the Community Services Committee in six months.

As six months had expired, this matter was up for reconsideration by the Committee.

The Committee was reminded that only one operator of a neighbourhood pub, Mr. P. Uram of Bimini's, had requested an extension of hours and that the Committee, at its meeting of 25th September 1975, after considering his request, took no action to extend the existing 11:00 P.M. closing time.

During discussion, it was noted there are many licensed premises open after 11:00 P.M. for those persons who wish to drink alcoholic beverages after the 11:00 P.M. neighbourhood pub closing time. Following discussion, it was

RESOLVED

THAT the Committee take no action on the extension of hours of operation of neighbourhood pubs.

Continued on Page 4

RECOMMENDATION

4. Abacaus Realty Inc. - Method of Operation

The Committee had before it for consideration a letter from Mr. H. Jamieson of Red Door Rental Aid (copy circulated) advising that Abacaus Realty Inc. was advertising rental listings for suites, homes and duplexes, such information being supplied to customers for a fee of \$20.00.

Also before the Committee was a transcript of a tape-recording that is played to persons calling the Abacaus Realty telephone number (copy circulated).

City By-Law No. 4790, passed by Council on 13th August 1974, being a by-law to amend the City License By-Law, states:

"2. The By-law is further amended by inserting the following as section 21A:

'RENTAL AGENCY

21A. No rental agency shall directly or indirectly take, accept or receive any deposit, or charge and collect any fee for any services rendered to a person seeking residential rental accommodation unless and until such person has successfully obtained rental accommodation as a direct result of such services; PROVIDED, HOWEVER, that any rental agency may charge and collect, a registration fee not exceeding five dollars.'

Mr. L. Rivero (President of Abacaus Realty), the Director of Permits & Licenses and the Director of Legal Services appeared before the Committee on this matter.

The Committee was advised that Abacaus Realty had lost its case in court on a charge of violating the above-noted by-law and had presented the Permits & Licenses Department with a letter this date advising that the Company would revert back to charging the \$5.00 fee it is allowed to charge for providing rental information.

Mr. Rivero said he intends to appeal the court's decision.

It was noted during discussion that Mr. Rivero's company has a City Business License and a Provincial Real Estate License.

The Director of Legal Services advised that the court had ruled that Abacaus Realty is operating as a rental agency and should therefore be licensed as such.

Mr. Rivero replied he felt the rental agency by-law did not apply to him because his company is not a rental agency but a real estate company. He said almost all real estate companies supply information on rentals or leases and normally charge the landlord the equivalent of one month's rent for finding a tenant for premises available for rent or lease. Real estate firms may charge \$25.00 for real estate information.

Mr. Rivero read to the Committee from a newsletter (from the Social Planning & Review Council of B.C.) information pertaining to the government funding of non-profit housing rental agencies and how such government funded agencies should operate. The information included a regulation that such government funded housing agencies could charge a fee of up to \$10.00 and that students, senior citizens and welfare recipients cannot be charged a fee.

Clause No. 4 Continued

The Committee noted there is therefore an inconsistency between the City and the Provincial Department of Housing's regulations on fees rental agencies are permitted to charge.

Mr. Rivero told the Committee he met with the Permits & Licenses Department last August and that the Permits & Licenses Department advised him at that time that he was required to limit his rental information fee to \$5.00. Mr. Rivero maintained the \$5.00 fee for approximately 1½ months and subsequently wrote the Mayor's office requesting a definition of rental agency. His letter to the Mayor's office was referred to the Director of Permits & Licenses and the Director of Legal Services for a report but a report could not be prepared at that time pending the outcome of a court case against another rental agency known as Rentex.

Following discussion, it was

RECOMMENDED

THAT Mr. L. Rivero of Abacaus Realty Inc. be requested to appear before Council to show cause why he should be issued a rental agency license, in view of the fact that the Company has been convicted in court of violating the City's Rental Agency By-Law;

FURTHER THAT Council request the Director of Planning & Research of the Provincial Department of Housing to consider reducing the maximum fee government funded rental agencies are permitted to charge from \$10.00 to \$5.00 to match Vancouver City's By-Law governing the operation of housing rental agencies.

INFORMATION

5. Tax Buyers

The Committee had before it for consideration a letter dated 20th January 1976 (copy circulated) from Mr. B. Eriksen, President of Downtown Eastside Residents' Association, which urged that action be taken to eliminate companies which buy income tax returns.

The letter specifically named Imperial Credit Protectors (1974) Ltd. and cited a case where a DERA member, Mr. J. McDonald, sold his tax refund of \$84.00 to this company for \$42.00.

Mr. Eriksen's letter had been referred by the City Clerk's office to the Department of Permits & Licenses for a report but, at the request of the Chairman, was placed on the Community Services Committee agenda.

DERA's letter noted the tax buying companies are now also buying the \$100.00 B.C. Renter's Resource Grant from those low income persons who qualify for such a grant. A representative of Imperial Credit Protectors advised the Committee that the B.C. Discounters Association, to which the tax buying companies belong, has now agreed not to purchase Renter's Resource Grants.

Replying to questions from the Committee, the representative of Imperial Credit Protectors stated most customers are in the \$2000.00 to \$12,000.00 income bracket and that 80% of their tax returns are \$300.00 or less.

Clause No. 5 Continued

There is no limit established as to what percentage of a tax return a company must give its customer, but the representative admitted to the Committee that no company will pay a person less than 50% of the value of the tax return.

Mr. B. Eriksen of DERA presented the Committee with a list of the names and addresses of a number of such tax buying companies (copy circulated), and a copy of a letter dated 26th January 1976 (copy circulated) from the Minister of Consumer Affairs on the subject of tax buyers.

Following discussion, it was

RESOLVED

THAT the Department of Permits & Licenses prepare a report on the operation of income tax and Renter's Resource Grant purchasing companies, such report to include the number and nature of complaints which may have been received by the Better Business Bureau;

FURTHER THAT the Director of Legal Services report on what legal control the City may exercise over such companies;

FURTHER THAT upon receipt of such reports, the Committee recommend that Council make representations to the Provincial and Federal Governments urging immediate action to control the percentage such companies may give their customers in purchasing their income tax returns.

The meeting adjourned at approximately 5:30 P.M.

FQR COUNCIL ACTION SEE PAGE(S) 262-3

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

January 29, 1976

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 2 Committee Room, Third Floor, City Hall, on Thursday, January 29, 1976 at approximately 3.30 p.m.

PRESENT: Alderman Bowers, Chairman
Alderman Bird
Alderman Cowie
Alderman Harcourt
Alderman Kennedy (Item 1 and portion
of Item 2.)

CLERK : M. L. Cross

INFORMATION

1. Harbour Park Developer Proposal: Progress Report.

A report of the City Manager dated January 23, 1976 was distributed at the meeting. The Committee deferred consideration of same to the next meeting (February 5, 1976) at which time representatives of the Planning, Social Planning, Engineering, and Legal Departments and the Park Board would be present.

RESOLVED

THAT the report of the City Manager dated January 23, 1976 be deferred for consideration at the next meeting of the Committee.

RECOMMENDATION

2. Laurel and Spruce Street Land Bridges.

The Committee considered a report of the City Manager dated January 15, 1976 forwarding a report of the False Creek Development Group dated January 15, 1976 (copy circulated) and a report entitled "False Creek Land Bridges" dated November 28, 1975 prepared by Hawthorn Mansfield Towers, Architects (on file in City Clerk's Office). The City Manager submitted the reports to the Committee for consideration and suggested that the Committee re-examine the need for these land bridges before committing three-quarters of a million dollars to the project at this time.

Mr. E. D. Sutcliffe, False Creek Development Consultant, advised that the purpose of the report is to respond to a request from Council for recommendations for a development program and bridge design for crossings over 6th Avenue at Laurel and Spruce Streets. The recommendations were prepared by a team headed by Architect Henry Hawthorn and reviewed by a Steering Committee of representatives of the Engineering and Planning Departments, Park Board, Fairview Planning Committee, chaired by the Development Consultant.

Mr. Hawthorn described the design features of the Laurel and Spruce Street Land Bridges.

Clause No. 2 Continued.

Some discussion followed as to whether or not both land bridges should be constructed at this time. Alderman Kennedy put forward a motion that construction of the Laurel Street land bridge be deferred at this time; utilizing only a foot bridge at either the Spruce Street or Laurel Street location. The motion was defeated with Aldermen Bowers, Cowie, and Harcourt opposed.

(At this point Alderman Kennedy left the meeting.)

After further discussion, the Committee

RECOMMENDED

- A. THAT the final report entitled "False Creek Land Bridges" dated 28th November, 1975 prepared by a team headed by the Architects, Hawthorn Mansfield Towers be received.
- B. THAT the Engineering Department prepare detailed documentation and drawings for the purpose of tendering and construction of the two pedestrian bridges, landscaping and parking, in co-operation with the False Creek Development Group and Planning Department, in accordance with the design schematics, drawings and cost estimates contained in the Architects report, for construction in 1976 within a budget of \$1,077,000 which includes design fees.
- C. THAT the issue of transit routing into Area 6 be resolved by the Development Group before the construction of the two bridges proceeds.
- D. THAT the False Creek Development Consultant, in consultation with the Steering Committee and Planning Department, select and recommend to the City Council a development procedure to develop the 1.1 acres of City-owned land west of Laurel between 6th and 7th Avenues to provide commercial, community, co-operative housing, open space and parking for the commercial and housing developments, in accordance with the design schematics contained in the Architects' report.
- E. THAT the Consultants' proposal to close Seventh Avenue at Laurel Street and Spruce Street at Sixth Avenue and Seventh Avenue be not approved.
- F. THAT the Consultants' proposal to reduce the width of Seventh Avenue, Laurel Street and Spruce Street be referred to the City Engineer for report following consultation with the Fairview Planning Committee and the Development Group.
- G. THAT when issues in Recommendations E and F above are resolved, the Fairview Planning Committee, in consultation with the Parks Board, Development Group and City Engineer prepare recommendations for report to City Council regarding the Neighbourhood Parks referred to in the Consultants' report.

3. Grandview-Woodland Area Planning.

The Committee considered a report dated January 22, 1976 (on file in City Clerk's office) which the City Manager submitted for information. In the report, the Director of Planning advises that members of the Grandview-Woodland Interim Planning Committee had met with Alderman Volrich with respect to the following motion of Council on January 13, 1976:

"THAT recommendation "A" of the Committee be approved, subject to the Planning and Development Committee further reviewing recommendations III (iii) and (iv) and recommendation V (iii) of the Interim Planning Committee, with a view to amendment where necessary."

The members of the Interim Committee agreed to the following changes to their recommendations dated November 1975:

Recommendation III (iii)

"The present Interim Planning Committee shall check the eligibility of the people attending the public meetings to vote in the elections of that area."

Amended by adding:

"Residents, owners of property and operators of business in each sub-area are eligible to vote in that sub-area."

Recommendation III (iv)

"Elections shall be conducted at public meetings held in the seven areas of the Committee by a show of hands to determine the successful candidates."

Amended by substituting "by written ballot" in place of "by a show of hands."

Recommendation V (iii)

"In the event of the mass resignation of at least half of the members of the Advisory Planning Committee, fresh elections shall be immediately called."

The above section should be replaced with:

"In appointing members to replace resigned members of the Advisory Planning Committee, the Committee shall give preference to the runner-up in the election which placed the resigned member on the Committee, if that runner-up is willing to serve."

The Committee

RECOMMENDED

THAT the amendments to the recommendations of the Grandview-Woodland Interim Planning Committee be endorsed; and the report of the City Manager dated January 22, 1976 be received for information.

4. Kitsilano Area Planning Program: West Broadway Plan.

The Committee dealt with a report dated January 22, 1976 (on file in City Clerk's office) which the City Manager submitted for consideration. In the report, the Director of Planning sets out the policies that are recommended as the statement of planning intent for West Broadway.

Mr. D. Janczewski, Planning Department, outlined the proposed policies and described the physical characteristics of the area. He advised that in 1973, guidelines were approved by Council to regulate development in the area. The present report suggests the following new policies should be adopted:

1. The role of Broadway West, in the context of both the City and the region, should remain as a district commercial centre.
2. Encourage new development to include a residential component.
3. Rezone existing "excess" commercial land to residential.
4. The zoning of the "core" area of West Broadway should be revised to produce a pedestrian oriented district shopping centre (2700 - 3100 Blocks inclusive).
5. Shops and services catering to the needs of the district residents should be encouraged.
6. The fringe areas of West Broadway are beyond the core of pedestrian oriented activity and some general business and automobile oriented uses should be permitted.
7. Any new use in an existing building will have to meet the parking requirements of the zoning by-law.
8. On-street parking should remain as a feature of Broadway at this time.
9. West Broadway merchants should be encouraged to implement an off-street collective parking scheme using commercially zoned land.
10. Dedication of lanes to complete the lane system in the area be required as a condition of new development.
11. Physical changes should enhance the appearance and character of Broadway West.

The C-2 zoning of the core area (2700 - 3100 block West Broadway) mentioned in policy 4 should be revised to meet the following criteria:

Criteria A: Retail uses or services catering to area residents only be permitted on the ground floor with a maximum F.S.R. of 1.0 on that level. Dwelling unit occupied by the operator of the retail use will also be permitted.

Criteria B: Retail use only on the second floor, ancillary to ground floor retail, or office on the second floor to have a maximum F.S.R. of 1.0.

Clause No. 4 Continued.

Criteria C: Residential use of the second and third floors be permitted with a maximum total F.S.R. of 1.5 (no second storey commercial) or 1.0 (second storey commercial included). Residential use be permitted on a conditional basis if on site open space (large balconies or above ground level courtyards), suitable landscaping and an adequate buffer between residences and traffic noise are provided for residents.

Criteria D: Maximum height of three storeys (to 40'). The northerly side of the building to have a maximum height of 24' and a 120° containing angle to the vertical at this height.

Criteria E: Continuous storefront facades at the property line, except where commercial "courtyards" are provided which do not seriously interrupt the store front continuity. Ground level setbacks may be permitted in order to create a protective overhang or pedestrian arcade, provided that a significant part of the building facade is located on the property line.

Pedestrian access may be permitted from the street. Vehicular access to be provided from the lane where a lane exists. However, in the absence of a lane, vehicular ingress and egress may be permitted from the street.

Criteria F: Maximum frontage of individual retail outlet is not to exceed 50 ft, except in the case where other pedestrian amenities such as courtyards, etc., are provided.

Criteria G: Parking and loading be provided off lane unless otherwise approved by Director of Planning.

Criteria H: Parking for retail and office uses not to be permitted on residentially zoned land.

Uses in this "core" area should be in keeping with the needs of the district residents. For example, this would include: household supply stores, butchers, small hardware stores, grocers, heating shops, upholstery and decorating shops, district real estate offices, restaurants, etc.

The above criteria are generally applicable to the fringe area also with the following additions:

Addition to Criteria A: Office space will be allowed on the ground floor as a conditional use.

Also, Criteria E may be altered so that certain automobile oriented uses may actually be permitted.

Addition to Criteria E: As a conditional use, automobile oriented uses which break up the storefront continuity will be permitted, provided, however, that functioning continuous storefront facades are not "broken".

Clause No. 4 Continued.

It is hoped with the revised zoning that rather than three-storey office buildings, emphasis would be placed on retail on the ground floor, offices on the second floor and residential on the 2nd/3rd floors.

Messrs. T. and R. Orr were present. Mr. T. Orr stated that with the exception of the criterion in Plan Policy 4 with respect to the maximum frontage of individual retail outlets not exceeding 50 ft. they were basically in agreement with the policies. He queried what good a pedestrian oriented core would be if there was no place to park cars. He suggested that more latitude in zoning should be allowed with respect to the parking question. He requested that the Committee table the matter for a further study by an independent consultant to bring to the Committee the theory of implementing the policies in their present form.

After discussion, the Committee

RECOMMENDED

THAT Council approve in principle the plan policies for West Broadway as outlined in the report of the City Manager dated January 22, 1976 and refer back to the Standing Committee on Planning and Development for detailed discussion at a later date at which time the following information should be available:

- a. Report from the Director of Planning on the economic feasibility of residential in the area.
- b. Report from the City Engineer on improving parking requirements for future parking needs and the possibility of providing parking on commercially zoned land.
- c. Report from the Director of Planning outlining alternatives for providing pedestrian interest without necessarily introducing the maximum 50 ft. frontage for individual retail outlets.

5. Status Report - Champlain Heights.

The Committee considered an information report dated January 27, 1976 (on file in City Clerk's office) wherein the City Manager advised of the status of implementation of the development of Areas E and F in Champlain Heights. The Manager pointed out Section 5, Organization and Administration, which reads as follows:

The Planning Department have organized a staff committee of the various affected departments to co-ordinate input to the development. Council has authorized a Project Manager, but I do not consider that it is necessary to appoint this Manager until the results of marketing Enclave I are known, and some decisions are taken with respect to zoning. In the meantime, co-ordination and management for the project will be provided from the Manager's Office. If and when it becomes apparent that additional management input is necessary, that cannot be provided from the Manager's Office, the matter will be reported to City Council. "

Clause No. 5 Continued.

RECOMMENDED

THAT Council endorse Section 5 of the report of the City Manager dated January 27, 1976.

6. Chinatown and Gastown Historic Areas Planning Committees.

The Committee considered a report of the City Manager dated January 16, 1976 (copies circulated).

On June 19, 1975, the Committee recommended:

"THAT the Supervisor of Property and Insurance, in conjunction with the Planning Department, be requested to find suitable accommodation for the two Planning Committees to enable them to carry out their duties; and report back.

THAT the question of an annual budget of \$4,000.00 for each Committee be deferred until the report on suitable accommodation is received."

On July 8, 1975 Council appointed regular members to each of the Committees but did not appoint alternate members. These appointments are necessary to ensure a quorum at meetings and to allow for continuity and overlap of members' participation.

In the Chinatown Historic Area, two facilities are available for meeting purposes -

1. Chinese Cultural Centre offices at
313 East Pender Street
2. Chinese Freemasons' Hall,
116 East Pender Street

At a rental fee of \$50.00 per meeting it is estimated that \$1,000.00 would be required for accommodation purposes.

In the Gastown Historic Area, no budget allocation is required for accommodation as the meetings have been held in the following two locations at no cost:

1. Ambassador Developments Ltd.,
Board Room, 311 Water Street.
2. Pacific Rim Distributors,
Board Room, 311 Water Street.

The proposed budget for the Chinatown Historic Area Planning Committee is \$1975.00 and for the Gastown Historic Area Planning \$675.00.

The Director of Planning recommended:

1. In accordance with the previously-approved terms of reference, alternate members be appointed for each Committee;

Clause No. 6 Continued.

2. The terms of office of regular members previously appointed by Council for one (1) and two (2) year periods, be extended to expire as of September 30, 1976, and September 30, 1977, respectively;
3. Permanent Engineering Department representation on both Committees be deleted from the terms of reference.
4. The proposed budgets, totalling \$2,650 for both Committees, as outlined be approved, in advance of the 1976 Revenue Budget.

After discussion, the Committee

RECOMMENDED

THAT the recommendations of the Director of Planning contained in the report of the City Manager dated January 16, 1976 be approved.

The Meeting adjourned at 5.50 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 203-5